

Parcel #003-171-07

**COUNTY OF LINCOLN**

SHAWN FREHNER

TREASURER & EX-OFFICIO TAX RECEIVER

P. O. Box 416, PIOCHE, NV 89043

(775) 962-8074

OFFICIAL RECORD
AMY ELMER, RECORDER**TREASURER'S RECONVEYANCE DEED**

WHEREAS, the real property hereinafter described was assessed to **Ted Cottrell & Jeanette Cottrell**, and a tax was levied on said property for the fiscal years 2022 through 2024.

WHEREAS, the taxes for the aforesaid years were not paid within the time allowed by law and said property was conveyed by Tax Deed on June 4, 2024, from Shawn Frehner, County Treasurer and Ex-Officio Tax Receiver of Lincoln County, Nevada, to Shawn Frehner, Treasurer of Lincoln County, Nevada, as Trustee in Trust for the use and benefit of the State of Nevada and the County of Lincoln, said conveyance being made after compliance with Nevada Law was had, and

WHEREAS, Nevada Revised Statutes 361.585 (3) provides as follows: "Notwithstanding the provisions of NRS 361.595 or 361.603, or not later than 5 p.m. on the third business day before the day of the sale by a county treasurer, as specified in the notice required by NRS 361.595, of any property held in trust by him or her by virtue of any deed made pursuant to the provisions of this chapter, any person specified in subsection 4 is entitled to have the property reconveyed upon the receipt of the county treasurer of payment by or on behalf of that person of an amount equal to the taxes accrued, together with any costs, penalties and interest legally chargeable against the property. A reconveyance may not be made after expiration of the 90-day period specified in NRS 361.603", and

WHEREAS, to **Ted Cottrell & Jeanette Cottrell** has tendered to the County Treasurer, on **June 11, 2024**, the proper amount of money as is required in such cases.

NOW, THEREFORE, THIS INDENTURE made this **11th day of June 2024**, between Shawn Frehner, County Treasurer of Lincoln County, Nevada, as Trustee, for the use and benefit of the State of Nevada, and the County of Lincoln, as Grantor, to **Ted Cottrell & Jeanette Cottrell** as Grantee.

WITNESSETH; that the Grantor, in consideration of **FOUR HUNDRED EIGHTY-SIX AND 72/100 DOLLARS (\$486.72)**, plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, to **Ted Cottrell & Jeanette Cottrell**, the following described property situated in the County of Lincoln, State of Nevada, and bounded and described as follows:

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Legal Description: Lot No. 22, Rowan Sub-Division, Caliente, Lincoln County, Nevada, as recorded in Book of Plat A, page 78, Lincoln County Recorder, Pioche, Nevada.

IN WITNESS WHEREOF, Shawn Frehner, County Treasurer of Lincoln County, Nevada, as trustee for the use and benefit of the State of Nevada, and the County of Lincoln, as Grantor, has hereunto set her hand this **17th day of June 2024**.



Shawn Frehner
Treasurer and Ex-officio Tax Receiver
In and for the County of Lincoln, State of NV

STATE OF NEVADA)
COUNTY OF LINCOLN)

On this **17th day of June 2024**, personally appeared before me, the undersigned authority and for the County of Lincoln, State of Nevada, SHAWN FREHNER, known to me to be the Treasurer and Ex-officio Tax Receiver in and for said county and the person described in and who executed the foregoing instrument and who duly acknowledged to me that she executed the same, as such official; freely and voluntarily and for the uses and purposes herein mentioned.



Clerk in and for the
County of Lincoln
State of Nevada