

Lincoln County

TAX DEED
1974-1975

THIS INDENTURE, made this 23rd day of April, 1976, by and between RUBY LISTER, County Treasurer and Ex-officio Tax Receiver of Lincoln County, Nevada, as Grantor,

AND

RUBY LISTER, County Treasurer of Lincoln County, Nevada, as Trustee, in Trust for the use and benefit of the State of Nevada, and the County of Lincoln, and any officers having fees due them, as Grantee,

WITNESSETH:

THAT WHEREAS, the said RUBY LISTER, is the duly elected, qualified and acting Treasurer and Ex-officio Tax Receiver of Lincoln County, Nevada, and as such, is custodian of the records of said Treasurer's Office, and

WHEREAS, on the 7th day of May, 1973, the County Auditor of said Lincoln County delivered to Charles R. Bleak, County Treasurer and Ex-officio Tax Receiver of Lincoln County, the official Assessment Roll of the said County of Lincoln for the Fiscal Year 1972-73, with his certificate attached thereto, upon receipt of which notice was duly given by Charles R. Bleak, Ex-officio Tax Receiver, in full compliance with the Revised Statutes of Nevada 361.480, which would be delinquent after the first Monday in March, 1974, the said T. L. Hutchings, on April 22, 1974, as Ex-officio Tax Receiver entered upon the assessment roll a statement that he had made a levy upon all property therein assessed upon which the taxes for the Fiscal Year 1972-1973 had not been paid and marked the word "DELINQUENT" on said assessment roll opposite the name of the person or description of the property liable for such taxes, and thereupon prepared a delinquent list in which it was specified that the taxes against the persons named in this "DEED", as owners of the following described property:

CALIENTE CITY

ROBERT MAICHLER
(Estate)

1½ lots - Lot 2 and N½ of Lot 4 in Block B, Denton Heights, house & improvements.
5 acres in NW¼SE¼ Section 8, Township 4S, Range 67E., personal property

Tax \$ 190.02 Penalties & Interest \$ 45.43 Adv. \$ 2.10 + Total \$ 237.55

and on the fourth Monday in April, 1974, did file said delinquent list, supported by his oath, as such Ex-officio Tax Receiver, in the office of the County Auditor.

That thereafter, immediately after the first Monday in March, 1974, T. L. Hutchings, as Ex-officio Tax Receiver, gave notice by (Publication) in manner and form prescribed by Nevada Revised Statutes 361.565, stating in said notice, the name of the owner, the description of the property, the amount of the taxes due on the property and the penalties, costs, be not paid by the said owner, or taxpayer or his or her successor in interest, the said Tax Receiver would, on the fourth Monday in April, 1974, at 1:30 o'clock in the afternoon of said day, issue to the County Treasurer, as Trustee for the State of Nevada and County of Lincoln, a certificate authorizing him to hold said property, subject to redemption within Two (2) years after date thereof, by payment of said taxes and accruing taxes, penalties, and costs, together with interest at the rate of Ten per cent (10%) per annum, from date due until paid, as provided by law, and that such redemption may be made in accordance with the provisions of the Civil Act of this State in regard to real property sold under execution.

And at the time of first publication of said notice, T. L. Hutchings, as Ex-officio Tax Receiver, sent a copy of the same by registered mail to:

Robert Maichler (Estate)
Box 135
Caliente, Nevada 89008

being the owners or the persons listed as the taxpayers on said property, and such being the last known address of such owner, or taxpayer, and in addition in the manner prescribed by law, Ruby Lister, as Ex-officio Tax Receiver sent a second copy of said notice, no less than Sixty (60) days before the expiration

Lincoln County

2.

of the period of redemption, as stated in said notice.

AND WHEREAS, payments of said taxes, penalties and costs not having been made before the fourth Monday in April, 1974, said T. L. Hutchings, as Ex-Officio Tax Receiver, did on said date, pursuant to said notice, and at the time so noticed, make out a certificate authorizing T. L. Hutchings, County Treasurer, or his successor, as Trustee for the State and County, to hold the property described therein for the period of Two (2) years after the date thereof, unless sooner redeemed.

AND WHEREAS, the time for redemption allowed by law has expired, and no redemption of said property has been made within said time, or at any time prior to date of this "INDENTURE".

NOW, THEREFORE THIS INDENTURE WITNESSETH:

That the said RUBY LISTER, Ex-officio Tax Receiver and Grantor, as aforesaid, by virtue of the premises and strict compliance with all statutes in such cases made and provided, and for the consideration therein stated does hereby, grant, bargain, sell and convey and confirm to the said Ruby Lister, County Treasurer of Lincoln County, and Grantee, as aforesaid, and to her successors forever, in trust, for the use and benefit of the State of Nevada, and the County of Lincoln, and any officers having fees due them in connection herewith, all property and improvements hereinafter described.

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AN TO HOLD ALL and singular the hereinbefore described premises, together with the appurtenances, unto the said Grantee, and to her successor in office forever.

IN WITNESS WHEREOF, the said Ruby Lister, County Treasurer and Ex-officio Tax Receiver of the County of Lincoln, State of Nevada, Grantor, has hereunto set her hand this day and year first above written.

Ruby Lister
Ruby Lister, Treasurer and Ex-officio
Tax Receiver in and for the County of
Lincoln, State of Nevada

STATE OF NEVADA)
(ss.
COUNTY OF LINCOLN)

On this 23rd day of April, 1976, before me, LeOra F. Wadsworth, the duly elected, qualified and acting County Clerk and Ex-officio of the Seventh Judicial District Court of the State of Nevada, in and for the County of Lincoln, personally appeared Ruby Lister, known to me to be the person described in and who executed the foregoing instrument, who duly acknowledged to me that she executed the same freely and voluntarily for the purpose therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said office at Pioche, Lincoln County, Nevada, the day in this certificate first above written.

LeOra F. Wadsworth
LeOra F. Wadsworth, County Clerk and
Ex-officio Clerk of the Seventh Judicial
District Court of the County of Lincoln,
State of Nevada.

57967

RECORDED AT REQUEST OF
Ruby Lister-Co. Treas.

April 26, 1976

At 20 MINUTE PAULT 4 O'Clock

By *Quinn B. ...*
COUNTY RECORDER