

Lincoln County

TAX DEED

1977 - 1978

THIS INDENTURE, made this 25th day of April, 1979, 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 17th day of May, 1976, the County Auditor of said Lincoln County delivered to Ruby Lister, County Treasurer and Ex-officio Tax Receiver of Lincoln County, the official Assessment Roll of the Said county of Lincoln for the Fiscal Year 1975-1976, with his certificate attached thereto, upon receipt of which notice was duly given by Ruby Lister, 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, 1977, the said Ruby Lister, on April 25, 1977, as Ex-officio Tax Receiver entered upon the assessment roll a statement that she had made a levy upon all property therein assessed upon which the taxes for the Fiscal Year 1975-1976 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:

GENERAL COUNTY

CARLSON, DONALD O.

& SHIRLEY J. Lot 5 Block 1, Lincoln Estates Subdivision

Tax \$ 86.83 Penalty & Interest, etc. \$ 35.75 Total \$ 122.58

FREHNER, HARVEY & ROSELLA

FREHNER, ALBERT CURTISS &

BARBARA

Personal Property secured by real estate as listed in Pahrnagat Valley Fire District (livestock)

Tax \$ 320.74 Penalty & Interest, etc. \$ 120.21 Total \$ 440.95

RANDALL, HARRY

199.7 Acres - SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 31, Township 3 South, Range 71 East; U.S. Government Lots 1, 2, 3, and 6 in Township 4 South, Range 71 East.

Tax \$ 191.21 Penalty & Interest, etc. \$ 54.73 Total \$ 245.94

PAHRNAGAT VALLEY FIRE

FREHNER, ROSELLA,  
et al

46.18 Acres, SW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 8, East 204' of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 8, Township 7 South, Range 61 East; personal property.

Tax \$ 526.57 Penalty & Interest, etc. \$ 153.95 Total \$ 680.52

and on the fourth Monday in April, 1977, did file said delinquent list, supported by her oath, as such Ex-officio Tax Receiver, in the Office of the County Auditor.

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That thereafter, immediately after the first Monday in March, 1977, Ruby Lister, as Ex-Officio Tax Receiver, gave notice by Publication in the 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, 1977, 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, Ruby Lister, as Ex-officio Tax Receiver, sent a copy of the same by registered mail to:

Carlson, Donald O. & Shirley J.  
2373-B Cardiff Lane  
Las Vegas, Nevada 89108

Frehner, Harvey & Rosella  
Frehner, Albert Curtiss & Barbara  
Alamo, Nevada 89001

Randall, Harry  
Box 18  
Enterprise, Utah 84725

Frehner, Harvey & Rosella et al  
Alamo, Nevada 89001

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 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, 1977, said Ruby Lister, as Ex-officio Tax Receiver, did on said date, pursuant to said notice, and at the time so noticed, make out a Certificate authorizing Ruby Lister, County Treasurer, or her 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 the singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

