

Lincoln County

TAX DEED
1979-1980

THIS INDENTURE, made this 23rd day of April, 1981, 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 16th day of May, 1978, 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 1977-1978, 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, 1979, the said Ruby Lister, on April 23, 1979, 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 1977-1978 had not been paid and marked the word "DELINQUENT" on the 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 the "DEED", as owners of the following described property:

GENERAL COUNTY

NASH, CHARLES D. & LAVON Lot 12, Block 8, Lincoln Estates Subdivision #2

Tax \$ 69.99 Penalty & Interest \$ 27.29 Total \$ 97.28

and on the fourth Monday in April, 1979, did file said delinquent list, supported by her oath, as such Ex-officio Tax Receiver, in the office of the County Auditor.

That thereafter, immediately after the first Monday in March, 1979, 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, 1979, 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.

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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:

Nash, Charles D. & Lavon
270 Aztec
Henderson, Nevada 89015

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, 1979, 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 states 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.

TO HAVE AND 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, Treasurer and Ex-officio
Tax Receiver in and for the County of
Lincoln, State of Nevada

REC-44 DEC 14 1979

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STATE OF NEVADA)
) ss.
COUNTY OF LINCOLN)

On this 23rd day of April, 1981, before me, Esther F. Cole, the duly elected, qualified, and acting County Clerk and Ex-officio Clerk 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.

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

No. 72241
FILED AND RECORDED AT REQUEST OF
Russ Hyster, Co. Treasurer
APR 29 1981
AT 5 MINUTES PAST 2 O'CLOCK
PM IN BOOK 44 OF OFFICIAL
RECORDS, PAGE 140 LINCOLN
COUNTY, NEVADA
SETZER

Sam Hamilton, Deputy
COUNTY CLERK

BOOK 44 PAGE 142