

TAX DEED

THIS INDENTURE, made this 1st day of May, 1997, by and between the TREASURER AND EX-OFFICIO TAX RECEIVER OF LINCOLN COUNTY, NEVADA, by RUBY LISTER, the incumbent, as GRANTOR,

AND

LINCOLN COUNTY TREASURER, Lincoln County Courthouse, Pioche, Nevada, 89043, 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 29th day of July, 1994, 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 1994-1995, with her 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, 1995, the said Ruby Lister, on May 2, 1995, 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 1994-1995 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 thereon 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 (all parcel numbers and owners are those shown on the 1996-1997 tax roll):

APN 01-065-08: Bendinskis, George J.
2 Lots: Lots 25 & 26 in Block 5, Personal Property, Pioche Town.

1994-95	Tax	\$ 25.15	Costs	\$ 21.60	Total	\$ 46.75
1995-96		\$ 23.71		\$ 6.97		\$ 30.68
1996-97		\$ 36.75		\$ 9.59		\$ 46.34
	Totals	\$ 85.61		\$ 38.16		\$123.77

Lincoln County

APN 01-072-08: Bendinskis, George J.
3 Lots: Lots 11, 12 & 13 in Block 35, Hotel Building & Improvements, Pioche Town.

1994-95	Tax	\$ 237.07	Costs	\$ 94.10	Total	\$331.17
1995-96		\$ 225.64		\$ 57.50		\$283.14
1996-97		\$ 243.47		\$ 38.05		\$281.52
	Totals	\$ 706.18		\$ 189.65		\$895.83

APN 01-089-01: Washburn, Vell E. & Ellamae
Plot of ground on SE corner of Bush & Hoffman St. fronting 75' on Bush & 200' on Hoffman, Pioche Town.

1994-95	Tax	\$ 53.81	Costs	\$ 31.43	Total	\$ 85.24
1995-96		\$ 50.77		\$ 13.68		\$ 64.45
1996-97		\$ 85.35		\$ 20.27		\$105.62
	Totals	\$189.93		\$ 65.38		\$255.31

APN 01-089-02: Washburn, Vell E. & Ellamae
East 200 feet of Hoffman St. abandoned, trailer hookup, Pioche Town.

1994-95	Tax	\$ 46.39	Costs	\$ 28.93	Total	\$ 75.32
1995-96		\$ 43.88		\$ 12.04		\$ 55.92
1996-97		\$ 67.66		\$ 16.39		\$ 84.05
	Totals	\$157.93		\$ 57.36		\$215.29

APN 01-089-03: Washburn, Vell E. & Ellamae
South 75' of Bush Street Abandoned, Pioche Town.

1994-95	Tax	\$ 17.48	Costs	\$ 19.07	Total	\$ 36.55
1995-96		\$ 16.49		\$ 5.16		\$ 21.65
1996-97		\$ 27.72		\$ 7.60		\$ 35.32
	Totals	\$ 61.69		\$ 31.83		\$ 93.52

and on the first Monday in May, 1995, did file said delinquent list, supported by her oath, as such Ex-officio Tax Receiver, in the office of the County Auditor.

That immediately after the first Monday in March, 1995, 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 first Monday in May, 1995, at 5:00 o'clock in the afternoon of said day, issue to the County Treasurer, as Trustee for the State of Nevada and the County of Lincoln, a certificate authorizing her 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 first class mail to:

George J. Bendinskis
1466 Bledsoe Lane
Las Vegas, NV 89110

Vell & Ellamae Washburn
P O Box 5
Pioche, NV 89043

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 first Monday in May, 1995, 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 LINCOLN COUNTY TREASURER & 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 LINCOLN COUNTY TREASURER, as 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 any wise appertaining.

