

Lincoln County

TAX DEED

THIS INDENTURE, made this 3rd day of June, 1999, by and between KATHY C. HIATT, County Treasurer and Ex-officio Tax Receiver of Lincoln County, Nevada, by KATHY C. HIATT, as Grantor,

AND

KATHY C. HIATT, 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 KATHY C. HIATT, 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 10th day of July, 1996 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 1996-1997, 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, 1997, the said Ruby Lister, on June 2, 1997, 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 1996-1997 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 1998-1999 tax roll):

APN 10-115-02: Finley, Mary Jane
Lot 9 in Block 7 of Lincoln Estates #2 (1.14 Acres)

1996-97	Tax	\$ 5.33	Costs	\$ 11.67	Total	\$ 17.00
1997-98		\$ 5.38		\$ 3.71		\$ 9.09
1998-99		\$ 5.55		\$ 5.77		\$ 11.32
	Totals	\$ 16.26		\$ 21.15		\$ 37.41

APN 03-141-11: Livreri, Patricia
E 5' of Lot 6 and all Lot 5 in Block C, West End Addition, House, Porches, Garages & CFW,
Caliente City

1996-97	Tax	\$ 0.00		\$ 0.00	Total	\$ 0.00
1997-98		\$ 383.29		\$ 117.52		\$ 500.81
1998-99		\$ 473.22		\$ 79.45		\$ 552.67
	Totals	\$ 856.51		\$ 196.97		\$1053.48

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APN 03-185-09: Osborn-Brown, Angela
Plot A in Falkner Tract, 2 Houses, Porches & Fence, Caliente City

1996-97	Tax	\$ 165.94	Costs	\$ 77.92	Total	\$ 243.86
1997-98		\$ 342.10		\$ 90.39		\$ 432.49
1998-99		\$ 352.01		\$ 60.26		\$ 412.27
	Totals	\$ 860.05		\$ 228.57		\$1088.62

APN 12-100-10: Turner, Wayne M. & Janice A.
40 Acres. (Pat. #27-79-0077) NE1/4SW1/4 Section 24 T2S R67E

1996-97	Tax	\$ 335.74	Costs	\$ 129.87	Total	\$ 465.61
1997-98		\$ 17.41		\$ 7.78		\$ 25.19
1998-99		\$ 18.69		\$ 8.77		\$ 27.46
	Totals	\$ 371.84		\$ 146.42		\$ 518.26

APN 03-183-05: Zubei, Eric & Catherine
Lots 7,8 &9 in Block 11, Caliente City

1996-97	Tax	\$ 2.47	Costs	\$ 21.61	Total	\$ 24.08
1997-98		\$ 65.55		\$ 23.57		\$ 89.12
1998-99		\$ 66.63		\$ 19.72		\$ 86.35
	Total	\$ 134.65		\$ 64.90		\$ 199.55

And on the first Monday in June, 1997, 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, 1997, 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 June, 1997, 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.

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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 first class mail to:

Mary Jane Finley
1201 Ralph Circle
Las Vegas, NV 89101

Patricia Livieri
P.O. Box 25
Caliente, NV 89008

Angela Osborn-Brown
383 S Spring St.
Caliente, NV 89008

Wayne M. & Janice A. Turner
P.O. Box 413
Panaca, Nv 89042

Eric & Catherine Zobel
101 Convention Center Drive
Las Vegas, NV 89119

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, Kathy C. Hiatt, 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 June, 1997, 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 Kathy C. Hiatt, 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 Kathy C. Hiatt, County Treasurer of Lincoln County, 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 tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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

Lincoln County

IN WITNESS WHEREOF, the said Kathy C. Hiatt, 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.

Kathy C. Hiatt

Kathy C. Hiatt, Treasurer &
Ex-officio Tax Receiver in and
for the County of Lincoln,
State of Nevada

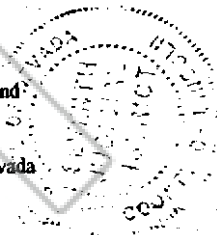
STATE OF NEVADA)
ss.
COUNTY OF LINCOLN)

On this 3rd day of June, 1999, before me, Corrine Hogan, 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 Kathy C. Hiatt, 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.

Corrine Hogan

Corrine Hogan, County Clerk and
Ex-officio Clerk of the Seventh
Judicial District Court of the
County of Lincoln, State of Nevada



NO. **112886**

FILED AND RECORDED AT REQUEST OF
LINCOLN COUNTY TREASURER
JUNE 3, 1999

AT 12 MINUTES PAST 10 O'CLOCK

AM IN BOOK 142 OF OFFICIAL

RECORDS PAGE 168 LINCOLN

COUNTY, NEVADA

Jessie Boucher
COUNTY RECORDER

BOOK 142 PAGE 171