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FILED FOR RECORDING
AT THE REQUEST OF

Lincoln County Treasurer

2005 JUN 6 PM 4 51

LINCOLN COUNTY RECORDER
FEE No Fee
LESLIE BOUGHNER

TAX DEED

THIS INDENTURE, made this 6th day of June, 2005, by and between KATHY C. HIATT, County Treasurer and Ex-officio Tax Receiver of Lincoln County, Nevada, 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 6th day of July 2002, the County Auditor of said Lincoln County delivered to Kathy C. Hiatt, County Treasurer and Ex-officio Tax Receiver of Lincoln County, the official Assessment Roll of the said County of Lincoln for the fiscal year 2002-2003, with her certificate attached thereto, upon receipt of which notice was duly given by Kathy C. Hiatt, 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, 2003, the said Kathy C. Hiatt, on June 2, 2003, 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 2002-2003 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 2004-2005 Tax roll):

APN 01-132-02: Benezet, Jeremy D. Trustee
 4.399 Acres in SE1/4SE1/4 and SW1/4SE1/4 Section 22 T1N R67E, Pioche Town

2002-2003	Tax	\$ 53.00	Costs \$ 39.72	Total \$ 92.72
2003-2004		\$ 36.91	\$ 12.84	\$ 49.75
2004-2005		\$ 36.91	\$ 13.93	\$ 50.84
	Totals	\$ 126.82	\$ 66.49	\$ 193.31

APN 01-141-01: Benezet, Jeremy D. Trustee
 10.731 Acres in SE1/4SE1/4 and SW1/4SE1/4 Section 22 T1N R67E, Pioche Town

2002-2003	Tax	\$ 129.32	Costs \$ 62.81	Total \$ 192.13
2003-2004		\$ 65.49	\$ 22.00	\$ 87.49
2004-2005		\$ 65.49	\$ 15.95	\$ 81.44
	Totals	\$ 260.30	\$ 100.76	\$ 361.06

APN 01-151-01: Benezet, Jeremy D. Trustee
 9.316 Acres. Plot of Ground North of Panaca Claims, Pioche Town (Exhibit "A"
 Description: A plot of land containing approximately 9.986 acres, more or less, situated in the Town of Pioche, County of Lincoln, State of Nevada, and more particularly described as follows: Commencing on the northerly sideline of the Panaca Patented No. 39 claim (which said claim adjoins the said townsite) at a point 455' westerly along the said sideline of the said Panaca, running from the northeast corner of the said Panaca in said westerly direction toward the northwest corner of the said Panaca claim; and taking the said point hereinbefore fixed and determined as the point of beginning; thence, running in a true northerly direction (not magnetic north) 650'; thence running in a true westerly direction 600'; thence running in a true southerly direction 800; (more or less) to the northerly sideline of the said Panaca claim; thence, running in an easterly direction along the said north sideline of the said Panaca claim a distance of 655' (more or less) to the point of beginning, as the said area appears on the official map of the Town of Pioche. Exculding therefrom all Pioche town lots. Said plot of ground was deeded to amalgamated by Charles Lee Horsey, District Judge, as Trustee, on February 25, 1915, said deed being recorded in book B-1 of Real Estate Deeds at page 123.

2002-2003	Tax	\$ 112.29	Costs \$ 56.90	Totals \$ 169.19
2003-2004		\$ 56.87	\$ 19.14	\$ 76.01
2004-2005		\$ 56.87	\$ 13.97	\$ 70.84
	Totals	\$ 226.03	\$ 90.01	\$ 316.04

APN 12-200-22: Fittro, Kathy D.
 14.7 Acres in W1/2NE1/4NE1/4 Section 17 T2S R68E

2002-2003	Tax	\$ 290.46	Costs \$119.15	Totals \$ 409.61
2003-2004		\$ 293.04	\$ 74.24	\$ 367.28
2004-2005		\$ 145.58	\$ 33.05	\$ 178.63
	Totals	\$ 729.08	\$226.44	\$ 955.52

APN 03-101-06: Wilcox, Frank R. Jr.
 Plot of Ground 180.27' x 138.9' in SW1/4NW1/4 Section 8 T4S R67E, Caliente City

2002-2003	Tax	\$ 132.81	Costs	\$ 69.00	Totals	\$ 201.81
2003-2004		\$ 282.84		\$ 71.75		\$ 354.59
2004-2005		\$ 282.84		\$ 50.29		\$ 333.13
	Totals	\$ 698.49		\$191.04		\$ 889.53

APN 09-012-58: Williams, Russell H. & Helen.
 1 Patented Mining Claim in Eagle Valley Mining District @ \$500 (Survey #1961-Gold Hill Lode)

2002-2003	Tax	\$ 13.56	Costs	\$ 23.12	Totals	\$ 36.68
2003-2004		\$ 13.68		\$ 5.33		\$ 19.01
2004-2005		\$ 13.68		\$ 8.62		\$ 22.30
	Totals	\$ 40.92		\$ 37.07		\$ 77.99

and on the first Monday in June, 2002 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, 2002, Kathy C. Hiatt, 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, 2002, 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, Kathy C. Hiatt as Ex-Officio Tax Receiver, sent a copy of the same by first class mail to:

Jeremy D. Benezet
 HC 74 Box 150
 Pioche, NV 89043.

Kathy Fitro
 % Lisa Castaneda
 1904 W Carey Ave.
 N. Las Vegas, NV 89032

Frank Wilcox Jr.
6229 Hobart Ave.
Las Vegas, NV 89107-1325

Russell H. & Helen Williams
P.O. Box 71190
Fairbanks, AK 99707

being the owners of 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, 2003, said Kathy C. Hiatt, as Ex-officio Tax Receiver, did on said date, pursuant to said notice, and at the time so noticed, make out a Certificate authorizing Kathy C. Hiatt, 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 the 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.

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.

