

Official RecordRecording requested By
LINCOLN COUNTY TREASURERLincoln County - NV
Leslie Boucher - RecorderFee: Page 1 of 7
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0136003

TAX DEED

THIS INDENTURE, made this 7th day of June, 2010, 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 3rd day of July 2007, 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 2006-2007 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, 2008, the said Kathy C. Hiatt, on June 2, 2008, 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 2007-2008 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 2009-2010 Tax roll):



APN 01-111-18: Alfano, Roderick & DJ Rasura-
 .04 Acre. North 1/2 Lot 24 in Block 29, Pioche Town

Year	Tax	Costs	Totals
2007-2008	\$ 7.41	\$ 22.01	\$ 29.42
2008-2009	\$ 7.99	\$ 4.53	\$ 12.52
2009-2010	\$ 8.59	\$ 15.30	\$ 23.89
Totals	\$ 23.99	\$ 41.84	\$ 65.83

APN 01-065-08: Bendinskis, George
 .10 Acre. Lots 25 & 26 in Block 5, Pioche Town

Year	Tax	Costs	Totals
2007-2008	\$ 50.50	\$ 39.78	\$ 90.28
2008-2009	\$ 54.53	\$ 18.95	\$ 73.48
2009-2010	\$ 56.97	\$ 22.29	\$ 79.26
Totals	\$ 162.00	\$ 81.02	\$ 243.02

APN 01-072-08: Mountain View Preservation/George Bendinskis
 .10 Acre. Lots 11, 12 & 13 in Block 35, Pioche Town

Year	Tax	Costs	Totals
2007-2008	\$ 360.42	\$ 142.06	\$ 502.48
2008-2009	\$ 389.24	\$ 96.03	\$ 485.27
2009-2010	\$ 404.07	\$ 78.45	\$ 482.52
Total	\$1,153.73	\$ 316.54	\$ 1,470.27

APN 03-077-01: Budreau, Donald J & Valerie
 .143 Acre. Lot 10 in Block 1, House, Porch, Fences, CCP & COP, Caliente City

Year	Tax	Cost	Totals
2007-2008	\$1,037.20	\$ 360.09	\$ 1,397.29
2008-2009	\$1,090.26	\$ 256.05	\$ 1,346.31
2009-2010	\$1,127.12	\$ 213.99	\$ 1,341.11
Total	\$3,254.58	\$ 830.13	\$ 4,084.71

APN 01-151-01: Benezet, Jeremy
 9.35 Acres. Plot of Ground North of Panaca Claims, Pioche Town

Year	Tax	Cost	Totals
2007-2008	\$ 69.60	\$ 47.65	\$ 117.25
2008-2009	\$ 75.18	\$ 25.47	\$ 100.65
2009-2010	\$ 80.95	\$ 28.45	\$ 109.40
Total	\$ 225.73	\$ 101.57	\$ 327.30

APN 01-141-01: Benezet, Jeremy
 10.73 Acres in SE1/4 SE1/4 & SW1/4 SE1/4 Section 22 T1N R67E, Pioche Town

Year	Tax	Cost	Totals
2007-2008	\$ 80.15	\$ 52.05	\$ 132.20
2008-2009	\$ 86.55	\$ 28.96	\$ 115.51
2009-2010	\$ 93.23	\$ 26.07	\$ 119.30
Total	\$ 259.93	\$ 107.08	\$ 367.01

APN 01-042-03: Smerek, Elayne Coroneos
.34 Acre. Lots 12, 13 & 14 in Block 51, Pioche Town

2007-2008	Tax	\$ 156.25	Cost	\$ 72.34	Totals	\$ 228.59
2008-2009		\$ 168.77		\$ 42.82		\$ 211.59
2009-2010		\$ 181.78		\$ 36.20		\$ 217.98
	Total	\$ 506.80		\$ 151.36		\$ 658.16

APN 01-093-01: Coroneos, Elayne & James Smerek
.03 Acre. Portion of Lots 2, 3 & 33 in Block 1, Pioche Town

2007-2008	Tax	\$ 259.20	Cost	\$ 107.55	Totals	\$ 366.75
2008-2009		\$ 271.29		\$ 67.55		\$ 338.84
2009-2010		\$ 281.22		\$ 55.37		\$ 378.78
	Total	\$ 811.71		\$ 230.47		\$1,042.18

APN 01-081-03: Powell, Gail; Carter, Vicky; & Kaze, Roy S./%Paul Coroneos
.11 Acre. Lots 7 & 8 in Block 4, Residence & Wire Woven Fence, Pioche Town

2007-2008	Tax	\$ 253.57	Cost	\$ 92.36	Totals	\$ 345.93
2008-2009		\$ 270.75		\$ 57.99		\$ 328.74
2009-2010		\$ 288.59		\$ 48.96		\$ 337.55
	Total	\$ 812.91		\$ 199.31		\$ 1,012.22

APN 01-121-06: Harrison, Michael & Marie/%Paul Coroneos
.08 Acre. Lot 17 and Portion of Lot 18 in Block 24, Storage Building, Pioche Town

2007-2008	Tax	\$ 85.46	Cost	\$ 54.13	Totals	\$ 139.59
2008-2009		\$ 92.24		\$ 30.76		\$ 123.00
2009-2010		\$ 95.95		\$ 26.88		\$ 122.83
	Total	\$ 273.65		\$ 111.77		\$ 385.42

APN 01-111-04: Smerek, Dennis John/%Paul Coroneos
.06 Acre. Lot 16 in Block 29, Mobile Home Hookup & Personal Property (MH546), Pioche Town

2007-2008	Tax	\$ 87.25	Cost	\$ 38.82	Totals	\$ 126.07
2008-2009		\$ 91.12		\$ 18.20		\$ 109.32
2009-2010		\$ 95.13		\$ 16.49		\$ 111.62
	Total	\$ 273.50		\$ 73.51		\$ 347.01

APN 01-042-06: Smerek, Elayne Coroneos
.07 Acre. Lot 1 in Block 51, Pioche Town

2007-2008	Tax	\$ 33.64	Cost	\$ 32.84	Totals	\$ 66.48
2008-2009		\$ 36.33		\$ 13.29		\$ 49.62
2009-2010		\$ 39.12		\$ 17.81		\$ 56.93
	Total	\$ 109.09		\$ 63.94		\$ 173.03



APN 01-065-09: Smerek, James
.12 Acre. Lot 27 in Block 5, Pioche Town

Year	Tax	Cost	Totals
2007-2008	\$ 58.63	\$ 43.17	\$ 101.80
2008-2009	\$ 63.32	\$ 21.76	\$ 85.08
2009-2010	\$ 68.20	\$ 19.61	\$ 87.81
Total	\$ 190.15	\$ 84.54	\$ 274.69

APN 01-095-19: Smerek, James
.06 Acre. Lot 55 in Block 25, Pioche Town

Year	Tax	Cost	Totals
2007-2008	\$ 654.76	\$ 242.79	\$ 897.55
2008-2009	\$ 707.13	\$ 172.86	\$ 879.99
2009-2010	\$ 761.57	\$ 145.29	\$ 906.86
Total	\$2,123.46	\$ 560.94	\$2,684.40

APN 01-042-07: Coroneos, Nicholas Paul-(2010 Coroneos, Paul 1/2 ,Coroneos, Mari 1/2)
.57 Acre. Lots 2 thru 6 in Block 51, Pioche Town

Year	Tax	Cost	Total
2007-2008	\$ 260.45	\$ 107.97	\$ 368.42
2008-2009	\$ 281.28	\$ 69.93	\$ 351.21
2009-2010	\$ 300.66	\$ 58.64	\$ 359.30
Total	\$ 842.39	\$ 236.54	\$1,078.93

APN 01-042-01: Smerek, Elayne Coroneos
.07 Acre. Lot 16 in Block 51, House, Porches & Improvements, Pioche Town

Year	Tax	Cost	Total
2007-2008	\$ 525.03	\$ 185.05	\$ 710.08
2008-2009	\$ 547.18	\$ 124.76	\$ 671.94
2009-2010	\$ 562.53	\$ 101.46	\$ 663.99
Total	\$1,634.74	\$ 411.27	\$2,046.01

APN 04-141-52: Hurd, Kenneth & Claudia
.926 Acre in Sec 5 T7S R61E. Parcel 4-4 of Wilson Parcel Map in Book B, Page 453 of
Lincoln County Records, Alamo Town

Year	Tax	Cost	Total
2007-2008	\$ 271.49	\$ 111.71	\$ 383.20
2008-2009	\$ 293.20	\$ 72.81	\$ 366.01
2009-2010	\$ 315.78	\$ 72.48	\$ 388.26
Total	\$ 880.47	\$ 257.00	\$1,137.47

APN 01-113-01: Smerek, Ronald & Elayne
.08 Acre. Lot 1 in Block 27, Pioche Town

Year	Tax	Cost	Total
2007-2008	\$ 22.54	\$ 28.33	\$ 50.87
2008-2009	\$ 24.33	\$ 9.55	\$ 33.88
2009-2010	\$ 26.19	\$ 14.30	\$ 40.49
Total	\$ 73.06	\$ 52.18	\$ 125.24



APN 01-113-07: Smerek, Ronald & Elayne
.09 Acre. Lots 2,3 & 4 in Block 27, House, Porches With Steps & Fence, Pioche Town

2007-2008	Tax	\$ 259.88	Cost	\$ 94.45	Total	\$ 354.33
2008-2009		\$ 238.54		\$ 59.67		\$ 298.21
2009-2010		\$ 256.92		\$ 50.33		\$ 307.25
	Total	\$ 755.34		\$ 204.45		\$ 959.79

APN 01-113-08: Smerek, Ronald & Elayne
.03 Acre. Lot 5 in Block 27, Pioche Town

2007-2008	Tax	\$ 13.86	Cost	\$ 24.80	Total	\$ 38.66
2008-2009		\$ 14.96		\$ 6.62		\$ 21.58
2009-2010		\$ 16.12		\$ 6.16		\$ 22.28
	Total	\$ 44.94		\$ 37.58		\$ 82.52

and on the first Monday in June, 2008 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, 2008, 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, 2008, 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:

Lea Rasura
11865 SW Tualatin Rd Apt 109
Tualatin, OR 97052-7078

George Bendinskis
P.O. Box 55
Pioche, NV 89043

Joe & Valerie Budreau
P.O. Box 251
Caliente, NV 89008

Jeremy Benezet
HC 74 Box 150
Pioche, NV 89043

Elayne Coroneos

Kenneth & Claudia Hurd



P.O. Box 731
Pioche, NV 89043

3765 Greencrest Dr.
Las Vegas, NV 89121-4911

Ronald Smerek
305 Carole Little CT
Henderson, NV 89014

Charles Serneck
706 Booth St.
Safety Harbor, FL 34695

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, 2008 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.



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 7th day of June, 2010, before me, Lisa Lloyd, 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.

[Signature]

**Lisa Lloyd, County Clerk and
Ex-officio Clerk of the Seventh
Judicial District Court of the
County of Lincoln, State of Nevada**