

Official Record

Recording requested By
LINCOLN COUNTY TREASURER

Lincoln County - NV
Leslie Boucher - Recorder

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RPTT: Recorded By: LB
Book- 271 Page- 0556



0141246

TAX DEED

THIS INDENTURE, made this 4th day of June, 2012, by and between SHAWN FREHNER, County Treasurer and Ex-officio Tax Receiver of Lincoln County, Nevada, as Grantor,

AND

SHAWN FREHNER, 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 SHAWN FREHNER, is the duly appointed, 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 2009, the County Assessor 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 2009-2010 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, 2010, the said Kathy C. Hiatt, on June 8, 2010, 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 2009-2010 had not been paid and thereon prepared a delinquent list in which it was specified that the taxes against the person(s) as owners of the following described property (all parcel numbers and owners are those shown on the 2011-2012 Tax Roll):



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Lincoln County
2009/10 Treasurer's Tax Deed

6/05/12

District 1.0 PIOCHE TOWN

Year	Assessed Owner	Roll #	Taxes	Penalty/Intrst	Total
Parcel # 001-122-03					
09/10	BELL, EDYTHE M	000281	.00	.00	.00
10/11	RILEY, BRANDY	003727	.00	.00	.00
11/12	RILEY, BRANDY	003609	246.49	50.70	297.19
			246.49	50.70	297.19

Improvements: RESIDENCE
SHED

295 High St., Lots 7, 8 + 9 BIK 23

Parcel # 001-035-09					
09/10	WILKIN, JOSEPH D ET AL	004877	466.72	163.04	629.76
10/11	WILKIN, JOSEPH D ET AL	004883	451.76	102.94	554.70
11/12	WILKIN, JOSEPH D ET AL	004871	300.29	50.48	350.77
			1,218.77	316.46	1,535.23

Improvements: RESIDENCE
WIRE WOVEN FENCE
GARAGE D-1
GARAGE D-3

196 Gold St, Lots 24, 25 + 26 in BIK 39

End of District 1.0

2 Properties Deeded

Lincoln County
2009/10 Treasurer's Tax Deed

6/05/12

District 2.0 PANACA TOWN

Year	Assessed Owner	Roll #	Taxes	Penalty/Intrst	Total
Parcel # 002-173-02					
09/10	DABEL, BARBARA HARTLEY	001201	47.70	42.50	90.20
10/11	DABEL, BARBARA HARTLEY	001204	331.04	73.84	404.88
11/12	DABEL, BARBARA HARTLEY	001178	337.95	56.45	394.40
			716.69	172.79	889.48

Description: po
Improvements: MH HOOKUP
CONCRETE FLAT WORK
WIRE WOVEN FENCE
SHED 1
WOOD OPEN PORCH

133 S. Third St.

E 1/2 of Lot 2 BIK 14

Parcel # 002-113-12					
09/10	GRANT, MICHAEL ET AL	001704	106.52	53.45	159.97
10/11	GRANT, MICHAEL ET AL	001713	106.52	27.77	134.29
11/12	GRANT, MICHAEL ET AL	001676	106.37	24.85	131.22
			319.41	106.07	425.48

Improvements: CHAIN LINK FENCE

Port of Lot E 67' of the SW 1/4 Lot 4 BIK 16

End of District 2.0

2 Properties Deeded



Lincoln County
 2009/10 Treasurer's Tax Deed

6/05/12

District 3.0 CALIENTE CITY

Year	Assessed Owner	Roll #	Taxes	Penalty/Intrst	Total
Parcel # 003-074-01					
09/10	HALE, GEORGE & KELLY	001795	333.52	117.53	451.05
10/11	HALE, GEORGE & KELLY	001800	311.94	69.22	381.16
11/12	HALE, GEORGE & KELLY	001766	305.95	51.38	357.33
			951.41	238.13	1,189.54

Improvements: RESIDENCE
 SHED/ STORAGE
 WIRE WOVEN FENCE
 CONCRETE FLAT WORK

347 Spring St. Lot 16, Blk 6, Caliente

Parcel # 003-091-06					
09/10	ROWE, RANDY J & JANA M	003792	430.23	175.41	605.64
10/11	ROWE, RANDY J & JANA M	003800	559.10	128.95	688.05
11/12	ROWE, RANDY J & JANA M	003680	548.87	89.84	638.71
			1,538.20	394.20	1,932.40

Improvements: RESIDENCE
 CHAIN LINK FENCE
 CONCRETE FLAT WORK
 SHED III

425 McArthur Dr. Lot 24, Blk LP, Caliente

Parcel # 003-201-06 .149 Acres. R16E, T4S, Sec 8 Plot of Land, Caliente					
09/10	SCHWEYER, PETER & ROBIN	003869	19.32	24.93	44.25
10/11	SCHWEYER, PETER & ROBIN	003879	20.87	8.45	29.32
11/12	SCHWEYER, PETER & ROBIN	003759	21.96	13.02	34.98
			62.15	46.40	108.55

Parcel # 003-201-07 .149 Acres. R16E, T4S, Sec 8 Plot of Land, Caliente					
09/10	SCHWEYER, PETER & ROBIN	003870	64.45	43.60	108.05
10/11	SCHWEYER, PETER & ROBIN	003880	69.61	23.69	93.30
11/12	SCHWEYER, PETER & ROBIN	003760	75.18	25.17	100.35
			209.24	92.46	301.70

End of District 3.0 4 Properties Deeded

Lincoln County
 2009/10 Treasurer's Tax Deed

6/05/12

District 4.0 ALAMO TOWN

Year	Assessed Owner	Roll #	Taxes	Penalty/Intrst	Total
Parcel # 004-141-13					
09/10	HOLADAY, NEWTON VERN	002019	3,271.81	1,134.99	4,406.80
10/11	HOLADAY, NEWTON VERN	002025	3,347.06	810.85	4,157.91
11/12	HOLADAY, NEWTON VERN	002003	3,306.12	531.47	3,837.59
			9,924.99	2,477.31	12,402.30

Current Owner: HOLADAY, NEWTON VERN
 Description: 2.42 AC. IN E 1/2 SW 1/4 NE 1/4
 Improvements: MOTEL
 CONCRETE FLAT WORK
 BLACKTOP
 LAUNDROMAT
 CCP

Legal Owner: HOLADAY, NEWTON VERN

End of District 4.0 1 Properties Deeded



Lincoln County
2009/10 Treasurer's Tax Deed

6/05/12

District 5.0 Lincoln County Fire District

Year	Assessed Owner	Roll #	Taxes	Penalty/Intrst	Total
----- Amounts Owed -----					
Parcel # 006-251-11 Parcel 1 of Andesite Parcel Map, Book B Page 365					
09/10	CAPONE GOLDMINING, INC.	000741	316.71	111.50	428.21
10/11	CAPONE GOLDMINING, INC.	000746	456.09	112.21	568.30
11/12	CAPONE GOLDMINING, INC.	000764	492.59	86.00	578.59
			1,265.39	309.71	1,575.10

Description: Created by consolidation of these Parcel #'s:

Parcel # 009-012-26 43 Pat. Claims in Comet Dist. Pan American Zinc Co.					
09/10	COMBINED METALS REDUCTION CO	000977	186.26	60.10	246.36
10/11	COMBINED METALS REDUCTION CO	000987	745.04	182.07	927.11
11/12	COMBINED METALS REDUCTION CO	001003	743.03	125.65	868.68
			1,674.33	367.82	2,042.15

Improvements: IMPTS

Parcel # 009-012-58 Pat. Claim in Eagle Valley Dist.					
09/10	CONDIE, BRUCE & COLE, WAYNE	000983	14.99	23.06	38.05
10/11	CONDIE, BRUCE & COLE, WAYNE	000993	14.99	6.62	21.61
11/12	CONDIE, BRUCE & COLE, WAYNE	001009	14.99	11.42	26.41
			44.97	41.10	86.07

Parcel # 010-173-06

09/10	ALMOND, STEVEN & HOCKENBERRY S	000069	486.18	183.08	669.26
10/11	ALMOND, STEVEN & HOCKENBERRY S	000068	500.77	122.98	623.75
11/12	HOCKENBERRY, SANDRA D.	001992	515.80	89.68	605.48
			1,502.75	395.74	1,898.49

Improvements: RESIDENCE /A FRAME
WELL SYSTEM
SEPTIC SYSTEM
4 STRAND BARB WIRE FENCE

8387 Canyon Road, Lot 6, BIK 3
Sunset Acres

Parcel # 006-041-11

09/10	WILKIN, BRIAN M ET AL	004872	.00	.00	.00
10/11	WILKIN, BRIAN M ET AL	004880	.00	.00	.00
11/12	WILKIN, BRIAN M ET AL	004868	717.31	124.03	841.34
			717.31	124.03	841.34

Description: 10 AC IN N1/2 NW1/4 US GOVT LOT 8
IN S1/2 SW1/4 US GOVT LOT 1

Improvements: HOUSE
OPEN SHED
WELL SYSTEM
SEPTIC SYSTEM

End of District 5.0

5 Properties Deeded



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Lincoln County
2009/10 Treasurer's Tax Deed

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District 9.0 Panaca Fire District

Year	Assessed Owner	Roll #	Taxes	Penalty/Intrst	Total
Parcel # 013-030-40					
09/10	LIVRERI, JOSEPH & CARMEN	002749	.00	.00	.00
10/11	LIVRERI, JOSEPH & CARMEN	002755	56.73	25.35	82.08
11/12	LIVRERI, JOSEPH & CARMEN	002652	167.64	34.54	202.18
			224.37	59.89	284.26
Description: Created from split of Parcel # 013-030-37 primary new parcel is Parcel # 013-030-38 PCL #10 OF THE LONG/LIVRERI SUB PCL MAP B/237					

SEC 2 T3S R67E

Parcel # 013-030-02					
09/10	MARSHALL, JASON K. ET AL	002963	.00	.00	.00
10/11	MARSHALL, JASON K. ET AL	002971	14.62	8.11	22.73
11/12	MARSHALL, JASON K. ET AL	002871	611.61	99.77	711.38
			626.23	107.88	734.11
Description: 5.0 AC. IN N 1/2 SW 1/4 NE 1/4 NW 1/4					
Improvements: CONVERTED MH SEPTIC SYS WATER SYS METAL CORRALS CONNEX BOX 8X40					

Parcel # 013-030-23					
09/10	PAUL, SHANNON M	003432	187.66	81.04	268.70
10/11	PAUL, SHANNON M	003436	202.67	51.00	253.67
11/12	PAUL, SHANNON M	003326	218.87	42.65	261.52
			609.20	174.69	783.89
Description: SW CORNER OF NE1/4 & IN NW CORNER OF SE1/4					

Parcel # 013-170-06					
09/10	SWARTZ, JOHN K & GORDON, WM. T	004224	301.29	119.92	421.21
10/11	SWARTZ, JOHN K & GORDON, WM. T	004223	325.40	80.62	406.02
11/12	SWARTZ, JOHN K & GORDON, WM. T	004111	351.43	63.65	415.08
			978.12	264.19	1,242.31

Description: Changed from Parcel #013-050-73
NE1/4NE1/4NE1/4 of the Beaver Dam Estates

R67E, T3S, SEC 14

End of District 9.0 4 Properties Deeded

Total Number of Deeded Properties: 21



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Lincoln County
2009/10 Treasurer's Tax Deed

District 6.0

Year	Assessed Owner	Roll #	Taxes	Penalty/Intrst	Total
Parcel # 008-061-27					
09/10	Smith, Todd L.		837.85	469.96	1,307.81
10/11	Smith, Todd L.		2,059.21	499.63	2,558.84
11/12	Smith, Todd L.	3920	<u>2,029.48</u>	<u>323.58</u>	<u>2,353.06</u>
			4,926.54	1,293.17	6,219.71

Description: 7.46 Acres. Parcel 1 of Lewis Parcel Map Recorded in Book C, Page 148 of Lincoln County Records (1703 N. US 93 Hwy)

End of District 6.0

1 Property Deeded

Lincoln County
2009/10 Treasurer's Tax Deed

6/05/12

District 7.0 PIOCHE FIRE DISTRICT

Year	Assessed Owner	Roll #	Taxes	Penalty/Intrst	Total
Parcel # 006-361-02 <i>ROUTE, TIN, SEC 28</i>					
09/10	DALLAS MINES INC	001203	56.08	30.05	86.13
10/11	DALLAS MINES INC	001206	224.35	56.22	280.57
11/12	DALLAS MINES INC	001180	<u>224.35</u>	<u>43.52</u>	<u>267.87</u>
			504.78	129.79	634.57

Description: PLOT OF LAND APPROX. 52.5 AC. IN SW 1/2

Parcel # 009-012-71 <i>Impts. Caselton Indust. Facility</i>					
09/10	DALLAS MINES INC	001204	228.25	69.83	298.08
10/11	DALLAS MINES INC	001207	913.02	222.67	1,135.69
11/12	DALLAS MINES INC	001181	<u>894.75</u>	<u>149.67</u>	<u>1,044.42</u>
			2,036.02	442.17	2,478.19

Parcel # 009-012-89 <i>Impts. Caselton Mill & Per Pro</i>					
09/10	DALLAS MINES INC	001205	501.99	133.22	635.21
10/11	DALLAS MINES INC	001208	2,007.98	487.23	2,495.21
11/12	DALLAS MINES INC	001182	<u>1,967.83</u>	<u>319.58</u>	<u>2,287.41</u>
			4,477.80	940.03	5,417.83

End of District 7.0

3 Properties Deeded



That immediately after the first Monday in March, 2010, 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, the penalties, and costs, 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, 2010, 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, SHAWN FREHNER as Ex-Officio Tax Receiver, sent a copy of the same by first class mail to:

Combined Metals Reduction c/o Larry Atkison 1508 Gentry Way Reno, NV 89502	Bruce Condie & Wayne Cole HC 74 Box 202 Pioche, NV 89043	Capone Goldmining, Inc. 2501 East 750 North St. George, UT 84790
Barbara Hartley Dabel PO Box 424 Panaca, NV 89042	Dallas Mines Inc. c/o Larry Atkison 1508 Gentry Way Reno, NV 89502	Michael Grant Et Al c/o Michael Grant 2320 Sieber Trace Xenia, OH 45385
Newton Vern Holaday PO Box 323 Alamo, NV 89001	George & Kelly Hale 209 S. Mallord Street Las Vegas, Nv 89107	Sandra D. Hickenberry HCR 61 Box 44 Alamo, Nv 89001
Randy & Jana Rowe PO Box 183 Caliente, NV 89008	Brian Wilkin Et Al c/o Brian Wilkin 2609 Gordon Avenue Minden, NV 89423	Joseph Wilkin Et Al c/o Lillian Faye Odor 3010 S. Estrella Circle Mesa, AZ 85204
John & Gordon Swartz 3060 Lapis Beach Drive Las Vegas, NV 89117	Joseph & Carmen Livreri PO Box 835 Caliente, NV 89008	Jason K. Marshall Et Al HCR 34 Box 36 Caliente, NV 89008
Shannon M. Paul 225 Page Street Las Vegas, NV 89110	Todd Smith PO Box 148 Alamo, NV 89001	Peter & Robin Schweyer c/o Robin Cramer 1089 N. Allumbaugh St. #218 Boise, ID 83704
Brady Riley 3116 Twining Ave. N. Las Vegas, NV 89030		



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, SHAWN FREHNER, 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, 2010 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 Shawn Frehner, 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 Shawn Frehner, 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 Shawn Frehner, 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.

Shawn Frehner, Treasurer &
Ex-officio Tax Receiver in and
for the County of Lincoln,
State of Nevada



STATE OF NEVADA)

ss.

COUNTY OF LINCOLN)

On this 4th day of June, 2012, 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 Shawn Frehner, 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.



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