

APN: 001-332-24, 002-113-13, 002-131-05, 003-098-07,
003-172-08, 003-185-06, 003-185-09, 004-091-01,
005-131-10, 005-181-03, 008-031-32, 008-360-23,
010-124-05, 010-170-03, 010-170-04, 010-170-05,
010-170-06, 012-230-35, 013-042-11, 013-160-46



TAX DEED

THIS INDENTURE, made this 3rd day of June, 2013, 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 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 8th day of July 2010, 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 2010-2011 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, 2011, the said Kathy C. Hiatt, on June 7, 2011, 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 2010-2011 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 2012-2013 Tax Roll):



Year Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
Parcel # 001-332-24				
10/11 Fife, Mark Emery & Melinda Ahn	001538	\$0.00	\$0.00	\$0.00
11/12 Fife, Mark Emery & Melinda Ahn	001502	\$288.72	\$75.81	\$364.53
12/13 Fife, Mark Emery & Melinda Ahn	001516	\$280.77	\$53.06	\$333.83
		<u>\$569.49</u>	<u>\$128.87</u>	<u>\$698.36</u>

Legal Description: That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 1 North, Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows: Parcel 11 of Parcel Map for J & S Properties recorded May 18, 2004 in Plat Book C, Page 48 as File No. 122357 in the Office of the County Recorder, Lincoln County, Nevada

Parcel # 002-113-13				
10/11 Robinson, Melinda & Andrew	003753	\$25.74	\$27.07	\$52.81
11/12 Robinson, Melinda & Andrew	003635	\$27.79	\$10.90	\$38.69
12/13 Robinson, Melinda & Andrew	003714	\$30.00	\$15.46	\$45.46
		<u>\$83.53</u>	<u>\$53.43</u>	<u>\$136.96</u>

Legal Description: A portion of the North fifty (50) feet of the South fifty-three (53) feet of Lot numbered One (1) in Block numbered Sixteen (16) in the said town of Panaca, Nevada, described as follows: Beginning at a point 186 feet East of the Northwest corner of said parcel of land, and continuing East a distance of 78 feet, to the East line of said Lot one (1), thence running south along the said East line of said Lot one (1) a distance of Fifty (50) feet, thence running West a distance of 78 feet; thence running North at right angles a distance of 50 feet to the true point of beginning

Parcel # 002-131-05				
10/11 Knight, Victor & Betty	002419	\$355.57	\$121.52	\$477.09
11/12 Knight, Victor & Betty	002323	\$363.22	\$82.30	\$445.52
12/13 Knight, Victor & Betty	002393	\$373.15	\$62.62	\$435.77
		<u>\$1,091.94</u>	<u>\$266.44</u>	<u>\$1,358.38</u>

Legal Description: The North 1/2 of Lot 3 in Block 45 in the Town of Panaca, County of Lincoln, State of Nevada as shown on the Official Map thereof recorded in the Book of Plats, page 34, Lincoln County, Nevada records, previously described as: 1/2 of Lot 3 in Block 45 in the Town of Panaca, County of Lincoln, State of Nevada, commencing on the Northwest corner of Lot 3 thence running East 264 feet thence running South 132 feet thence running West 264 feet thence running North 132 feet to the place of beginning



Parcel # 003-098-07

10/11 Steed, Paul & Osborn, Tina L.	004131	\$1,173.52	\$645.91	\$1,819.43
11/12 Steed, Paul & Osborn, Tina L.	004013	\$2,075.04	\$503.70	\$2,578.74
12/13 Steed, Paul & Osborn, Tina L.	004089	\$2,022.85	\$328.90	\$2,351.75
		<u>\$5,271.41</u>	<u>\$1,478.51</u>	<u>\$6,749.92</u>

Legal Description: Lots Seven (7), Eight (8) and the West Half (W1/2) of Lot Nine (9), in Block Thirty Eight (38) of the Thos. E. Dixon addition to Caliente Town dated August 12, 1936 of File in the Office of the County Recorder of Lincoln County, Nevada.

Parcel # 003-172-08

10/11 Dunning, Patrick & Stacia	001420	\$301.20	\$103.90	\$405.10
11/12 Dunning, Patrick & Stacia	001385	\$305.51	\$68.37	\$373.88
12/13 Dunning, Patrick & Stacia	001395	\$299.77	\$57.11	\$356.88
		<u>\$906.48</u>	<u>\$229.38</u>	<u>\$1,135.86</u>

Legal Description: .115 Acres, Lot 7 in Rowan Subdivision to the City of Caliente, County of Lincoln, State of Nevada as recorded May 19, 1959 in the Office of the County Recorder of Lincoln County in Book A of Plats, page 68, Lincoln County, Nevada records

Parcel # 003-185-06

10/11 Earls, Walter M & Rosella	001428	\$607.92	\$203.47	\$811.39
11/12 Earls, Walter M & Rosella	001395	\$597.84	\$139.05	\$736.89
12/13 Earls, Walter M & Rosella	001405	\$586.71	\$96.44	\$683.15
		<u>\$1,792.47</u>	<u>\$438.96</u>	<u>\$2,231.43</u>

Legal Description: Situated in the Town of Caliente, Nevada as shown on the Official Plat in the Recorder's Office of Lincoln County, Nevada being a portion of the Southwest Quarter (SW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows: Lots 48, 49, 50, 51, and 52 of the FALKNER SURVEY to the Town of Caliente as shown on the compiled map of Caliente recorded in Book Plat A, Page 47 of the Official Records in the Office of the County Recorder of Lincoln County, Nevada. Together with a strip of land 50 feet wide and 20 feet deep adjoining the rear of Lots numbered Forty-nine (49) and Fifty (50) in the Falkner Plat Addition to the City of Caliente, as shown on the official plat now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada

Parcel # 003-185-09

10/11 Peterson, Travis & Perez-Mata	003503	\$428.80	\$145.32	\$574.12
11/12 Peterson, Travis & Perez-Mata	003391	\$425.01	\$97.29	\$522.30
12/13 Peterson, Travis & Perez-Mata	003473	\$422.52	\$70.44	\$492.96
		<u>\$1,276.33</u>	<u>\$313.05</u>	<u>\$1,589.38</u>

Legal Description: Being in the Northeast Quarter (NE1/4) of the Southwest quarter (SW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., and described as follows to-wit: That certain parcel of land, beginning at the Southeast Corner of Lot Sixty (60) of the Falkner Plat Addition to the City of Caliente, and thence running South 7 degrees East, along the West side of South Spring Street, a distance of One Hundred Fifty (150') feet; Thence South 83 degrees West, One Hundred Fifty (150') feet; Thence North 7 degrees West, One Hundred Fifty (150') feet; Thence North 83 degrees East, One Hundred Fifty (150') feet, to the Southeast corner of Lot Sixty (60) of Falkner Plat, the point of beginning



Parcel # 004-091-01				
10/11 Lamb, Glen C Dec of Trust	002456	\$0.00	\$0.00	\$0.00
11/12 Lamb, Glen C Dec of Trust	002360	\$12.66	\$188.56	\$201.22
12/13 Lamb, Glen C Dec of Trust	002430	\$796.08	\$146.87	\$942.95
		<u>\$808.74</u>	<u>\$335.43</u>	<u>\$1,144.17</u>

Legal Description: Commencing at the NE corner of Lot 1, Block 64, as shown on the Alamo Township Plat A, said point being on the south side of First South Avenue and being 247.5 feet west of the Frehner property as the starting point and running thence south 374 feet, thence running at right angles east 572 feet more or less to the east boundary of the NW Quarter NE Quarter of Section 8, thence running north 108.5 feet to the south boundary of the Frehner property, thence running at right angles west 307.5 feet more or less to the center of the drainage ditch and the SW corner of the Frehner property, thence running north along the center line of the drainage ditch along the west line of the Frehner property 292 feet more or less to the south side of said First South Avenue and to the NW corner of the Frehner property, thence running west along the south side of said First South Avenue 247.5 feet to the place of beginning, together with all appurtenances and improvements thereon, including the barn and corrals, all said property being commonly known as the Sid Pace property in Alamo, Nevada, lying west and south of and adjacent to the Frehner property and located in the SW Quarter of the SE Quarter of Section 5 and the NW Quarter of the NE Quarter of Section 8, T7S, R61E, MDB&M. Excepting therefrom beginning at the Northeast corner of Lot 1 in Block 61 of said town of Alamo, running thence south along the center of the drainage canal a distance of 292 feet, more or less, to the true point of beginning, thence continuing south along the center of said drainage canal a distance of 108.5 feet, being on the south line of grantors property; thence running at right angles East a distance of 306.5 feet, more or less, to the Southeast corner of grantors property; thence running at right angles north a distance of 108.5 feet; thence running at right angles west a distance of 307.5 feet, more or less, to the true point of beginning.

Parcel # 005-131-10				
10/11 Fry, Alvin H	001635	\$475.85	\$171.75	\$647.60
11/12 Fry, Alvin H	001599	\$486.96	\$119.95	\$606.91
12/13 Fry, Alvin H	001612	\$486.96	\$85.71	\$572.67
		<u>\$1,449.77</u>	<u>\$377.41</u>	<u>\$1,827.18</u>

Legal Description: 160 Acres, NW1/4 of Section 21, Township 6 North, Range 67 East

Parcel # 005-181-03				
10/11 Fry, Alvin H.	001636	\$334.11	\$125.50	\$459.61
11/12 Fry, Alvin H.	001600	\$360.85	\$89.49	\$450.34
12/13 Fry, Alvin H.	001613	\$389.71	\$70.32	\$460.03
		<u>\$1,084.67</u>	<u>\$285.31</u>	<u>\$1,369.98</u>

Legal Description: 40 Acres, Tract #37 of Resurvey Patent #7716, Section 5, Township 5 North, Range 66 East



Parcel # 008-031-32

10/11 Rankin, Richard L & Michelle L	003682	\$0.00	\$0.00	\$0.00
11/12 Rankin, Richard L & Michelle L	003568	\$0.00	\$0.00	\$0.00
12/13 Rankin, Richard L & Michelle L	003650	\$0.00	\$8.65	\$8.65
		<u>\$0.00</u>	<u>\$8.65</u>	<u>\$8.65</u>

Legal Description: That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 8, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows: Beginning at the Southwest corner of said Southeast Quarter, thence North 468 feet; thence East 1128 feet; thence South 468 feet, thence West 1128 feet to the true point of beginning

Parcel # 008-360-23

10/11 Flanagan, Lloyd E.	001551	\$1,909.26	\$554.77	\$2,464.03
11/12 Flanagan, Lloyd E.	001515	\$2,451.00	\$594.53	\$3,045.53
12/13 Flanagan, Lloyd E.	001528	\$2,414.09	\$390.84	\$2,804.93
		<u>\$6,774.35</u>	<u>\$1,540.14</u>	<u>\$8,314.49</u>

Legal Description: 4.79 Acres, Parcel 1 of the certain Parcel Map for Flanagan on File in Book C of plats page 485 recorded in the official Records of the County Recorder of Lincoln County, Nevada and recorded July 31, 2009 as Document No. 134054 of Official Records.

Parcel # 010-124-05

10/11 Asta, Susan & Victoria, Richards, Paul LTD	000119	\$27.56	\$27.89	\$55.45
11/12 Asta, Susan & Victoria, Richards, Paul LTD	000131	\$29.76	\$11.55	\$41.31
12/13 Asta, Susan & Victoria, Richards, Paul LTD	000133	\$32.13	\$15.96	\$48.09
		<u>\$89.45</u>	<u>\$55.40</u>	<u>\$144.85</u>

Legal Description: 2.34 Acres, Lot 12 in Block 8 in Lincoln Estates Subdivision of the SW 1/4 of Section 30, Township 3 South, Range 55 East, M.D.B.&M., Lincoln County, Nevada

Parcel # 010-170-03

10/11 White Valley Construction Inc.	004844	\$0.00	\$0.00	\$0.00
11/12 White Valley Construction Inc.	004837	\$0.18	\$16.26	\$16.44
12/13 White Valley Construction Inc.	004849	\$84.68	\$27.95	\$112.63
		<u>\$84.86</u>	<u>\$44.21</u>	<u>\$129.07</u>

Legal Description: 5.38 Acres, Parcel 2 of the D.C. Day Parcel Map as shown by Document No. 100730 on File in Book A of plats page 387 recorded in the official Records of the County Recorder of Lincoln County, Nevada

Parcel # 010-170-04

10/11 White Valley Construction Inc.	004845	\$0.00	\$0.00	\$0.00
11/12 White Valley Construction Inc.	004838	\$0.18	\$16.54	\$16.72
12/13 White Valley Construction Inc.	004850	\$86.57	\$28.37	\$114.94
		<u>\$86.75</u>	<u>\$44.91</u>	<u>\$131.66</u>

Legal Description: 5.50 Acres, Parcel 3 of the D.C. Day Parcel Map as shown by Document No. 100730 on File in Book A of plats page 387 recorded in the official Records of the County Recorder of Lincoln County, Nevada



Parcel # 010-170-05

10/11 White Valley Construction Inc.	004846	\$0.00	\$0.00	\$0.00
11/12 White Valley Construction Inc.	004839	\$0.18	\$16.54	\$16.72
12/13 White Valley Construction Inc.	004851	\$86.57	\$28.37	\$114.94
		<u>\$86.75</u>	<u>\$44.91</u>	<u>\$131.66</u>

Legal Description: 5.50 Acres, Parcel 4 of the D.C. Day Parcel Map as shown by Document No. 100730 on File in Book A of plats page 387 recorded in the official Records of the County Recorder of Lincoln County, Nevada

Parcel # 010-170-06

10/11 White Valley Construction Inc.	004847	\$0.00	\$0.00	\$0.00
11/12 White Valley Construction Inc.	004840	\$0.18	\$16.69	\$16.87
12/13 White Valley Construction Inc.	004852	\$87.68	\$28.63	\$116.31
		<u>\$87.86</u>	<u>\$45.32</u>	<u>\$133.18</u>

Legal Description: 5.57 Acres, Parcel 1 of the D.C. Day Parcel Map as shown by Document No. 100730 on File in Book A of plats page 387 recorded in the official Records of the County Recorder of Lincoln County, Nevada

Parcel # 012-230-35

10/11 Osborn, Tina L	003399	\$0.00	\$0.00	\$0.00
11/12 Osborn, Tina L	003289	\$339.87	\$84.36	\$424.23
12/13 Osborn, Tina L	003354	\$367.07	\$66.73	\$433.80
		<u>\$706.94</u>	<u>\$151.09</u>	<u>\$858.03</u>

Legal Description: Parcel No. 17 as shown on Parcel Map for Gary A. Carrigan, filed in the office of the County Recorder of Lincoln County on July 22, 1998 in Book B, Page 140, as File No. 111327, located in a portion of Section 35, Township 2 South, Range 67 East, M.D.B.&M. Excepting therefrom all the oil, gas, sodium and potash in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same as reserved in patent from the United States of America recorded in the office of the County Recorder on June 21, 1971, in Book 1, Page 509 of official records, Lincoln County, Nevada.

Parcel # 013-042-11

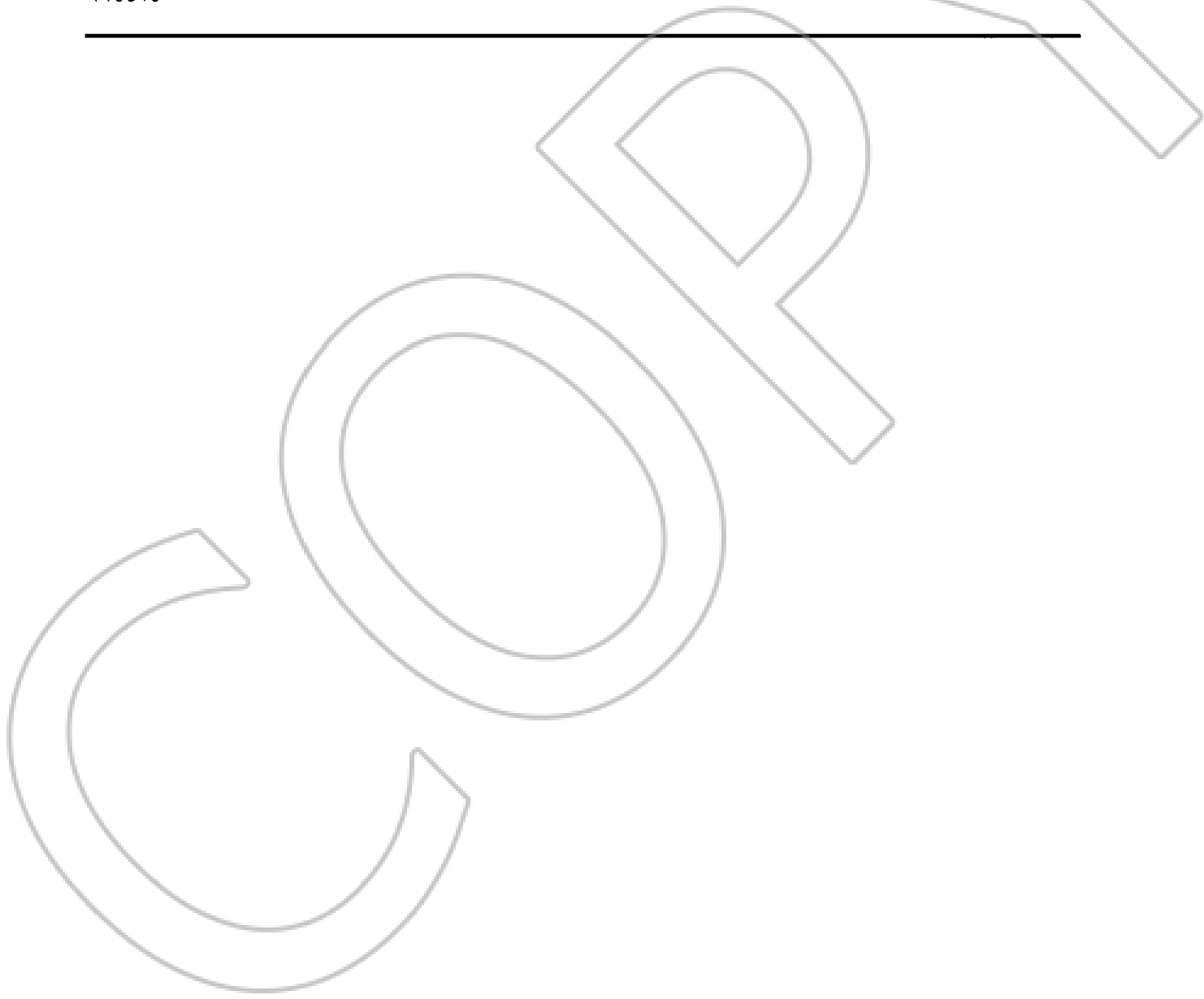
10/11 Cottingim, Patty Sue	001064	\$6.71	\$72.92	\$79.63
11/12 Cottingim, Patty Sue	001076	\$482.45	\$118.83	\$601.28
12/13 Cottingim, Patty Sue	001091	\$502.34	\$88.15	\$590.49
		<u>\$991.50</u>	<u>\$279.90</u>	<u>\$1,271.40</u>

Legal Description: Lots 51 and 52 in the Highland Knolls Subdivision, Lincoln County, Nevada, being a subdivision of the North half (N1/2) of Section 3, Township 3 South, Range 67 East, M.D.B.&M.



Parcel # 013-160-46				
10/11 Dunning, Patrick & Stacia	001421	\$180.86	\$75.84	\$256.70
11/12 Dunning, Patrick & Stacia	001386	\$195.34	\$49.47	\$244.81
12/13 Dunning, Patrick & Stacia	001396	\$210.98	\$42.02	\$253.00
		<u>\$587.18</u>	<u>\$167.33</u>	<u>\$754.51</u>

Legal Description: That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 3 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows: Parcel No. 3 as shown on Amended Subsequent Parcel Map for Gary A. Carrigan recorded May 18, 1999 in Book B, Page 223 of Plats as file No. 112819, Lincoln County, Nevada. Excepting therefrom that portion lying within Carrigan Ave. and Pauline Circle as conveyed to the County of Lincoln, State of Nevada by deed recorded June 13, 2002 in Book 164, Page 353 as Document No. 118315





and on the first Monday in June, 2011 did file said delinquent list, supported by her oath, as such Ex-officio Tax Receiver, in the office of the County Recorder.

That immediately after the first Monday in March, 2011, 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, 2011, 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:

Susan & Victoria Asta c/o Victoria Asta 634 E. Broadway PMB#1210 Williston, ND 58801-6104	Patty Sue Cottingim P. O. Box 220 Amaragosa Valley, NV 89020	Patrick & Stacia Dunning 820 E. Canon Perdido St. #7 Santa Barbara, CA 93103-338
Walter M. & Rosella Earls 804 Hemlock Las Vegas, NV 89145	Mark E. & Melinda Ahn Fife 9417 Tall Wood Lane Las Vegas, NV 89129	Lloyd E. Flanagan P. O. Box 30785 Las Vegas, NV 89173-0785
Alvin H. Fry c/o Christensen Law Offices 1000 S. Valley View Blvd. Las Vegas, NV 89107	Victor & Betty Knight c/o Ross Knight P. O. Box 916 Panaca, NV 89042	Glen C. Lamb Dec of Trust c/o Kristy Lamb P. O. Box 283 Alamo, NV 89001
Glen C. Lamb Dec of Trust c/o Suzanne Lamb 2302 East 3250 North Twin Falls, ID 83301-0414	Tina L. Osborn & Paul Steed P. O. Box 519 Caliente, NV 89008	Travis & Perez-Mata Peterson 475 East 300 North Alpine, UT 84004-1435
Richard L. & Michelle L. Rankin P. O. Box 458 Alamo, NV 89001	Andrew & Melinda Robinson HC 62 Box 3215 Pittsburg, OK 74560	White Valley Construction P. O. Box 90460 Henderson, NV 89009

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, 2011 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

