

APN: 001-048-01

CORRECTED TAX DEED



The Lincoln County Treasurer executes this deed to cure defects in the original recorded on May 14, 1985 as document 82527 in Book 65 at page 329 of the records in the office of the Recorder of Lincoln County, Nevada

THIS INDENTURE, made this 17th day of December, 2015, 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 9th day of July 1982, the County Assessor 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 1982-1983 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, 1983, the said Ruby Lister, on April 25, 1983, 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 1982-1983 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 1984-1985 Tax Roll):



001-048-01 Combined Metals Reduction Company

That portion of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 22, Township 1 North, Range 67 East, M.D.B.&M., more particularly described as follows: "The Floral Millsite": Commencing at the post marked Northeast Corner of Millsite, which bears South 01°44'45" West, 171 feet from the Northeast corner of said Section 22, Township 1 North, Range 67 East, M.D.B.&M.; Thence continuing South (S01°44'45" W)760 feet to a post marked Southeast Corner of Millsite; Thence West (N88°15'15" W) 485 feet to a post marked Southwest Corner of Millsite; Thence North (N0°44'45" E), 546 feet to a post marked Northwest Corner of Millsite; Thence North (N69°27'04" E), 530.55 feet to the place of beginning. The above legal description is a metes and bounds description and was obtained from a Deed, recorded April 29, 1876 in Book N of Real Estate Deeds, page 454, and that certain Record of Survey recorded May 6, 1980 in Book A of Plats, page 156 as File No. 68465, Lincoln County, Nevada records.

and on the first Monday in May, 1983 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, 1983, 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, 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 May, 1983, at 1:30 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, RUBY LISTER as Ex-Officio Tax Receiver, sent a copy of the same by first class mail to:

Combined Metals Reduction Company c/o Larry Atkinson 1508 Gentry Way Reno, NV 89502	
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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, RUBY LISTER, 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 May, 1983 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 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.

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