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Official Record

Recording requested By LINCOLN COUNTY TREASURER

Lincoln County - NV Leslie Boucher - Recorder

Fee: Page 1 of 10 RPTT: Recorded By: HB Book- 303 Page- 0598



APN: 001-240-35, 002-074-03, 002-112-01, 002-142-04, 002-192-15, 003-091-06, 005-241-08, 006-361-02, 009-012-26, 009-012-44, 009-012-71, 009-012-89, 010-122-14, 010-173-06, 011-210-27, 011-210-28, 011-210-30, 012-180-42, 013-030-23, 013-030-40, 013-150-05, 013-160-15, 013-160-50

TAX DEED

THIS INDENTURE, made this 7th day of June, 2016, 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 1st day of July 2013, the County Assessor of said Lincoln County delivered to Shawn Frehner, County Treasurer and Ex-officio Tax Receiver of Lincoln County, the official Assessment Roll of the said County of Lincoln for the fiscal year 2013-2014 with her certificate attached thereto, upon receipt of which notice was duly given by Shawn Frehner, 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, 2014, the said Shawn Frehner, on June 3, 2014, 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 2013-2014 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 2015-2016 Tax Roll):

			Amounts Owed Penalty &		
Year	Assessed Owner	Roll #	Taxes	Interest	Total
-	Parcel #001-240-35				1
13/14	Arnhart, Tom & Cindy	000120	\$0.00	\$0.00	\$0.00
14/15	Arnhart, Tom & Cindy	000111	\$462.11	\$112.63	\$574.74
15/16	Arnhart, Tom & Cindy	000114	\$463.12	\$93.32	\$556.44
	•	•	\$925.23	\$205.95	\$1 131 18

Legal Description: a portion of the South Half (S1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 1 North, Range 67 East, M.D.B.&M., more particularly described as follows: Parcel 1 of that certain parcel map recorded May 27, 1997 in the office of the County recorder of Lincoln County, Nevada in Book B of Plats page 39 as File No. 109019, Lincoln County Nevada records.

Year	Assessed Owner	Roll#	Taxes	Amounts Owed Penalty & Interest	Total
	Parcel #002-074-03				
13/14	Pearson, David	003445	\$516.64	\$183.41	\$700.05
14/15	Pearson, David	003494	\$517.88	\$126.61	\$644.49
15/16	Pearson, David	003647	\$514.22	\$101.35	\$615.57
			\$1,548.74	\$411.37	\$1,960.11

Legal Description: Lot 75, of Sun Gold Manor addition, according to the official map thereof, filed in the office of the County Recorder of Lincoln County, Nevad on March 7, 1973 as File No. 52669.

				Amounts Owed Penalty &	
Year	Assessed Owner	Roll#	Taxes	Interest	Total
	Parcel #002-112-01		1	1	
13/14	Anderson, Clair Jr & Melinda R.	000086	\$0.00	\$0.00	\$0.00
14/15	Anderson, Clair Jr & Melinda R.	080000	\$91.21	\$20.41	\$111.62
15/16	Anderson, Clair Jr & Melinda R.	000083	\$5,991.69	\$968.71	\$6,960.40
	\ \	1	\$6,082.90	\$989.12	\$7,072.02

Legal Description: Lots 1 and 2, Block 5, as designated and delineated on the official town plat of the Town of Panaca, on file and of record in the office of the County Recorder of Lincoln County, Nevada.

		///	Amounts Owed Penalty &		
Year	Assessed Owner	Roll #	Taxes	Interest	Total
•	Parcel #002-142-04				
13/14	Mosser, Dean/ Frehner, Dylan Et Al	003216	\$616.02	\$228.14	\$844.16
14/15	Mosser, Dean/ Frehner, Dylan Et Al	003201	\$623.52	\$161.18	\$784.70
15/16	Mosser, Dean/ Frehner, Dylan Et Al	003345	\$630.36	\$124.81	\$755.17
			\$1,869.90	\$514.13	\$2,384.03

Legal Description: A portion of Lots One (1) and Two (2) in Block Six (6) in the Town of Panaca, as shown by map thereof on file in Book of Plats, page 34, in the Office of the County Recorder of Lincoln County, Nevada, described as follows, to-wit: Beginning at a point on the South street line 100 feet West of the Northeast corner of said Lot 2: Thence continuing West along said street line a distance of 175 feet; Thence at right angles South a distance of 125 feet; Thence at right angles East a distance of 175 feet; Thence at right angles North a distance of 125 feet to the place of beginning.

				Amounts Owed Penalty &		
Year	Assessed Owner	Roll #	Taxes	Interest	Total	
	Parcel #002-192-15			1		
13/14	Nevada Land Services	003271	\$0.00	\$0.00	\$0.00	
14/15	Nevada Land Services	003253	\$1,106.78	\$273.93	\$1,380.71	
15/16	Nevada Land Services	003393	\$1,192.76	\$208.68	\$1,401.44	
			\$2,299.54	\$482.61	\$2,782.15	

Legal Description: That portion of Lot 2 in Block 54 of the Town of Panaca as shown by map thereof on file in the Office of the County Recorder, Lincoln County, Nevada described as follows: Beginning at a point 120.75 feet South of the Northeast corner of said Lot 2; Thence running 256.25 feet West; Thence 120.05 feet South; Thence 50.25 feet East; Thence 22.50 feet South; Thence 206 feet East; Thence 143.25 feet North to the point of beginning.

Year	Assessed Owner	Roll #	Taxes	Interest	Total
	Parcel #003-091-06				
13/14	Rowe, Randy J. & Jana M.	003795	\$0.00	\$0.00	\$0.00
14/15	Rowe, Randy J. & Jana M.	003855	\$591.91	\$145.30	\$737.21
15/16	Rowe, Randy J. & Jana M.	004009	\$576.43	\$111.08	\$687.51
			\$1,168.34	\$256.38	\$1,424.72

Legal Description: Lot Twenty-Four (24) of the Amended Plat of Lincoln Park Addition as shown by map thereof recorded April 28, 1945, as File No. 19695, in the Office of the County Recorder of Lincoln County, Nevada

	7 /		Ar	nounts Owed Penalty &	
Year	Assessed Owner	Roll#	Taxes	Interest	Total
	Parcel #005-241-08	/			
13/14	MacBurnie, Jeffrey	002856	\$0.00	\$0.00	\$0.00
14/15	MacBurnie, Jeffrey	002854	\$0.00	\$0.00	\$0.00
15/16	MacBurnie, Jeffrey	002998	\$4,254.54	\$698.65	\$4,953.19
and the same of th	/ / /)	\$4,254.54	\$698.65	\$4,953.19

Legal Description: Parcel 1 of the MacBurnie Subsequent Parcel Map filed in the office of the County Recorder of Lincoln County, Nevada on May 7, 2013 as File No. 0143077

					Amounts Owed Penalty &		
Year	Assessed Owner	\wedge	Roll #	Taxes	Interest	Total	
	Parcel #006-361-02						
13/14	Dallas Mines, Inc	/)	001232	\$224.35	\$94.43	\$318.78	
14/15	Dallas Mines, Inc	/ /	001230	\$224.35	\$61.11	\$285.46	
15/16	Dallas Mines, Inc 🃝	/	001217	\$224.35	\$60.38	\$284.73	
1		/	-	\$673.05	\$215.92	\$888.97	

Description: Plot of land approximately 52.5 acres in SW1/2 of Section 28, T1N, R67E.

			,	\	
Year	Assessed Owner	Roll #	Taxes	Interest	Total
	Parcel #009-012-26				
13/14	Combined Metals Reduction Co	001037	\$739.01	\$270.49	\$1,009.50
14/15	Combined Metals Reduction Co	001037	\$737.51	\$189.54	\$927.05
15/16	Combined Metals Reduction Co	001027	\$736.01	\$141.37	\$877.38
			\$2,212.53	\$601.40	\$2,813.93

Description: 43 Patented Mining Claims in Comet Mining District (see Attachment "A")

				Amounts Owed Penalty &	
Year	Assessed Owner	Roll #	Taxes	Interest	Total
	Parcel #009-012-44			1	
13/14	Silver Resources Inc.	003963	\$119.94	\$59.03	\$178.97
14/15	Silver Resources Inc.	004030	\$119.94	\$35.28	\$155.22
15/16	Silver Resources Inc.	004183	\$119.94	\$44.12	\$164.06
			\$359.82	\$138.43	\$498.25

Description: 8 Patiented Mining Claims in the Pahranagat Mining District. Claim Name and Mineral Survey Numbers are as follows: Elephant #4006, Tom Blunder #4006, Hiko Bell #4006, Valley View #4006, Vera (aka Bear Lode) #4006, High Fly (aka Firefly) #4223, Denver #4223, Mohawk #4223

				Amounts Owed Penalty &	
Year	Assessed Owner	Roll #	Taxes	Interest	Total
	Parcel #009-012-71	/	\		
13/14	Dallas Mines, Inc.	001233	\$939.29	\$338.96	\$1,278.25
14/15	Dallas Mines, Inc.	001231	\$35.06	\$16.18	\$51.24
15/16	Dallas Mines, Inc.	001218	\$34.51	\$32.73	\$67.24
_	7 / /	/	\$1,008.86	\$387.87	\$1,396.73

Assessor Description: Improvements Caselton Industrial Facility (Mining Equipment)

		^		Amounts Owed Penalty &		
Year	Assessed Owner		Roll#	Taxes	Interest	Total
	Parcel #009-012-89	7				
13/14	Dallas Mines, Inc.		001234	\$2,065.73	\$723.56	\$2,789.29
14/15	Dallas Mines, Inc. 🥖	/	001232	\$779.42	\$200.16	\$979.58
15/16	Dallas Mines, Inc.	/	001219	\$767.56	\$146.62	\$914.18
The state of the s		/		\$3,612.71	\$1,070.34	\$4,683.05

Assessor Description: Improvements Caselton Mill (Mining Equipment)

			7	Amounts Owed Penalty &	
Year	Assessed Owner	Roll #	Taxes	Interest	Total
	Parcel #010-122-14			\	1
13/14	Van Norman, Robert	004629	\$36.46	\$32.67	\$69.13
14/15	Van Norman, Robert	004634	\$38.74	\$17.36	\$56.10
15/16	Van Norman, Robert	004649	\$38.74	\$33.68	\$72.42
			\$113.94	\$83.71	\$197.65

Legal Description: Lot seven (7) in Block four (4) of Lincoln Estat4es Subdivision, being a subdivision of the South Half (S1/2) of Section 30, Township 35, Range 55, East, M.D.B.&M., Lincoln County, Nevada

			_ `	Amounts Owed Penalty &	
Year	Assessed Owner	Roll #	Taxes	Interest	Total
	Parcel #010-173-06				
13/14	Hockenberry, Sandra D.	002039	\$547.21	\$204.93	\$752.14
14/15	Hockenberry, Sandra D.	002021	\$595.62	\$146.19	\$741.81
15/16	Hockenberry, Sandra D.	002021	\$612.54	\$116.80	\$729.34
	·		\$1,755.37	\$467.92	\$2,223.29

Legal Description: Lot 6, Block 3 of Sunset Acres, Tract No. 1, according to the official map thereof, filed in the office of the County Recorder of Lincoln County on October 6, 1975, in Book A, Page 117, of Plats, as File No. 57314.

				Amounts Owed Penalty &	
Year	Assessed Owner	Roll #	Taxes	Interest	Total
	Parcel #011-210-27	/ /			
13/14	Huntsman, Joseph trust 50% Interest	002158	\$302.66	\$121.30	\$423.96
14/15	Comer, Cherie L. 50%, Comer, Alexi	001042	\$302.66	\$80.83	\$383.49
15/16	Comer, Cherie L. 50%, Comer, Alexi	001032	\$302.66	\$72.95	\$375.61
	→ / /	/ 1	\$907.98	\$275.08	\$1,183.06
	The state of the s				

Legal Description: 2.5 Acres. Parcel 4A of Comer Amended Map recorded in Book C, Page 390 of Lincoln County records.

			,	Amounts Owed Penalty &	
Year	Assessed Owner	Roll #	Taxes	Interest	Total
\.	Parcel #011-210-28				
13/14	Huntsman, Joseph Trust 50% Interest	002159	\$302.66	\$121.30	\$423.96
14/15	Comer, Cherie L. 50%, Comer Alexi	001041	\$302.66	\$80.83	\$383.49
15/16	Comer, Cherie L. 50%, Comer Alexi	001031	\$302.66	\$72.95	\$375.61
		•	\$907.98	\$275.08	\$1,183.06
7%		:			

Legal Description: 2.5 Acres. Parcel 4B of Comer Amended Map recorded in Book C, Page 390 of Lincoln County records

Year	Assessed Owner	Roll#	Taxes	Amounts Owed Penalty & Interest	Total
	Parcel #011-210-30				
13/14	Huntsman, Joseph Trust 50% Interest	002160	\$498.54	\$188.16	\$686.70
14/15	Comer, Cherie L. 50%, Comer, Alexi	001043	\$498.54	\$129.76	\$628.30
15/16	Comer, Cherie L. 50%, Comer, Alexi	001033	\$498.54	\$103.95	\$602.49
			\$1,495.62	\$421.87	\$1,917.49

Legal Description: 2.5 Acres. Parcel 4D of Comer Amended Map recorded in Book C, Page 390 of Lincoln County records.

					Amounts Owed Penalty &	
Year	Assessed Owner		Roll#	Taxes	Interest	Total
	Parcel #012-180-42		N			
13/14	Larounis, Dennis & Cherry	1	002411	\$208.80	\$108.31	\$317.11
14/15	Larounis, Dennis & Cherry	1	002400	\$423.08	\$111.03	\$534 .11
15/16	Larounis, Dennis & Cherry	,	002411	\$360.54	\$81.96	\$442.50
	·		The same of the sa	\$992.42	\$301.30	\$1,293.72

Legal Description: A Parcel of land which extends from the NE1/4SE1/4 Section 7 across into the NW1/4SW1/4 Section 8 of Township 2 South, Range 68 East of Mount Diablo Meridian, located along the west side of U.S. Highway 93 and which is Parcel 2 of that certain Parcel Map recorded in the Lincoln County Recorder records as Document Number 0142139 and filed in Plat Book D at Page 075.

				Penalty &	
Year	Assessed Owner	Roll #	Taxes	Interest	Total
	Parcel #013-030-23	\ \			
13/14	Paul, Shannon M.	003443	\$224.24	\$94.41	\$318.65
14/15	Paul, Shannon M.	003492	\$242.18	\$65.72	\$307.90
15/16	Paul, Shannon M.	003645	\$261.54	\$66.36	\$327.90
	_ / /	/ 1	\$727.96	\$226.49	\$954.45

Legal Description: A parcel of land situate in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of

			,	Amounts Owed Penalty &	
Year	Assessed Owner	Roll#	Taxes	Interest	Total
	Parcel #013-030-40				
13/14	Livreri, Joseph & Carmen	002686	\$195.53	\$84.82	\$280.35
14/15	Livreri, Joseph & Carmen	002680	\$207.15	\$57.06	\$264.21
15/16	Livreri, Joseph & Carmen	002823	\$207.15	\$57.87	\$265.02
The same of the sa			\$609.83	\$199.75	\$809.58

Legal Description: Parcel Ten (10) of Parcel Map prepared for Paul V. Long and Patricia M. Livreri, recorded in

			,	Penalty &	\	
Year	Assessed Owner	Roll #	Taxes	Interest	Total	
	Parcel #013-150-05			\	1	
13/14	Debevc, Roger & Jacqualine	001278	\$0.00	\$0.00	\$0.00	
14/15	Debevc, Roger & Jacqualine	001276	\$229.14	\$62.38	\$291.52	
15/16	Debevc, Roger & Jacqualine	001262	\$244.11	\$63.50	\$307.61	
		•	\$473,25	\$125.88	\$599.13	

Legal Description: Parcel 3, as shown on parcel map for Bill Oesterle and Shirlee Hansen, Filed in the office of

		_	A	mounts Owed Penalty &	_ \
Year	Assessed Owner	Roll#	Taxes	Interest	Total
	Parcel #013-160-15			\	
13/14	Volk, Karl	004671	\$964.36	\$336.34	\$1,300.70
14/15	Volk, Karl	004676	\$992.32	\$245.07	\$1,237.39
15/16	Volk, Karl	004688	\$1,021.14	\$181.54	\$1,202.68
		1	\$2,977.82	\$762.95	\$3,740.77

Legal Description: Parcel 2 of that certain Parcel Map recorded August 30, 1990 in the office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 319 as File No. 94852, Lincoln County, Nevada.

			A	mounts Owed Penalty &	
Year	Assessed Owner	Roll #	Taxes	Interest	Total
	Parcel #013-160-50		1		
13/14	Dunning, Patrick & Stacia	001429	\$51.00	\$36.59	\$87.59
14/15	Dunning, Patrick & Stacia	001427	\$205.51	\$5 6.46	\$261.97
15/16	Dunning, Patrick & Stacia	001415	\$205.51	\$57.49	\$263.00
	\ \	\	\$462.02	\$150.54	\$612.56

Legal Description: That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 11, Township 3 South, Range 67 East, M.D.B.&M., Lincoln County, Nevada described as follows: Parcel No. 2 as shown on Amanded Subsequent Parcel Map for Gary A. Carrigan recorded May 18, 1999 in Book B, Page 224 of Plats as file No. 112820, 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. 118321.

and on the first Monday in June, 2014 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, 2014, Shawn Frehner, 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, 2014, 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-Offico Tax Receiver, sent a copy of the same by first class mail to:

	<u> </u>	
Tom & Cindy Arnhart	David Pearson	Clair Jr & Melinda R Anderson
PO Box 1583	PO Box 233	PO Box 147
Tonopah, NV 89049	Panaca, NV 89042	Panaca, NV 89042
Dean Mosser	Dylan Frehner	Nevada Land Services
HC 74 Box 120	PO Box 195	PO Box 518
Pioche, NV 89043	Panaca, NV 89042	Pioche, NV 89043
Randy J & Jana M Rowe	Jeffrey MacBurnie	Dallas Mines, Inc.
PO Box 183	HC 10 Box 9	c/o Daniel Dominguez Controller
Caliente, NV 89008	Pioche, NV 89043	5210 E. Williams Circle St. #700
	\ \	Tucson, AZ 85711
Combined Metals Reduction Co	Silver Resources Inc.	Robert Van Norman
c/o Daniel Dominguez Controller	c/o South American Minerals Inc.	c/o Lynn Van Norman
5210 E. Williams Circle St. #700	76 Beaver Street, Suite 500	1997 W. 12 th Avenue
Tucson, AZ 85711	New York, NY 10005	Eugene, OR 97402-3521
Sandra D. Hockenberry	Cherie L. Comer 50% Alexi Comer	Dennis & Cherry Larounis
HCR Box 44	c/o Cherie Lee Comer	PO Box 244
Alamo, NV 89001	8104 Dolphin Landing Drive	Pioche, NV 89043
	Las Vegas, NV 89128	
Shannon M. Paul	Joseph & Carmen Livreri	Roger & Jacqualine
225 Page Street	PO Box 835	PO Box 214
Las Vegas, NV 89110	Caliente, NV 89008	Drummond, MT 59832
Karl Volk	Patrick & Stacia Dunning	
HCR 34 Box 5	PO Box 233	
Caliente, NV 89008	Logandale, NV 89021-0233	

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, 2014 said Shawn Frehner, as Ex-officio Tax Receiver, did on said date, pursuant to said notice, and at the time so noticed, make out a Certificate authorizing Shawn Frehner, 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 7th day of June, 2016, 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