

LINCOLN COUNTY, NV 2019-156505

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LINCOLN COUNTY TREASURER

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OFFICIAL RECORD
AMY ELMER, RECORDER

APN: 001-095-19, 001-122-18
002-131-05, 003-084-03, 003-091-16
006-041-33, 008-031-41, 009-012-47
010-111-14, 010-124-14, 010-134-02
011-180-16, 013-030-62, 013-030-64
013-041-05, 013-150-06, 013-190-12

TAX DEED

THIS INDENTURE, made this 3rd day of June, 2019, 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 2016, 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 2016-2017, 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, 2017, the said Shawn Frehner, on June 5, 2017, 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 2016-2017 had not been paid and thereon prepared delinquent certificates 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 2018-2019 Tax Roll):

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel # 001-095-19				
16/17	Bohlke, Richard	000542	\$71.18	\$66.10	\$137.28
17/18	Bohlke, Richard	000547	\$525.81	\$131.57	\$657.38
18/19	Bohlke, Richard	000558	\$549.01	\$132.04	\$681.05
			<u>\$1,146.00</u>	<u>\$329.71</u>	<u>\$1,475.71</u>

Legal Description: Lot number Fifty Five (55) in Block number Twenty Five (25) in the plat of the Official Survey of said town of Pioche, filed in the office of the County Recorder of Lincoln County, State of Nevada.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel #001-122-18				
16/17	Gonzales, Adrienne	001725	\$0.00	\$0.00	\$0.00
17/18	Gonzales, Adrienne	001718	\$231.00	\$49.31	\$280.31
18/19	Gonzales, Adrienne	001732	\$359.99	\$104.56	\$464.55
			<u>\$590.99</u>	<u>\$153.87</u>	<u>\$744.86</u>

Legal Description: Lot number Forty Three (43), Forty Four (44), Forty Five (45), and Forty Six (46) in Block number Twenty Three (23) in the plat of the Official Survey of said town of Pioche, filed in the office of the County Recorder of Lincoln County, State of Nevada.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel #002-131-05				
16/17	Knight, Betty J. Trustee	002373	\$470.13	\$147.71	\$617.84
17/18	Knight, Betty J. Trustee	002358	\$489.21	\$124.97	\$614.18
18/19	Knight, Betty J. Trustee	002381	\$510.20	\$128.21	\$638.41
			<u>\$1,469.54</u>	<u>\$400.89</u>	<u>\$1,870.43</u>

Legal Description: The North Half 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 Numbered Three (3) in Block Numbered Forty-five (45) in the Town of Panaca, County of Lincoln, State of Nevada, commencing on the Northwest corner of Lot Three (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.

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Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
Parcel #003-084-03					
16/17	Kline, Tara R. & Kline, Charles J.	002359	\$1,358.90	\$429.07	\$1,787.97
17/18	Kline, Tara R. & Kline, Charles J.	002344	\$1,355.53	\$333.67	\$1,689.20
18/19	Kline, Tara R. & Kline, Charles J.	002367	\$1,349.20	\$260.42	\$1,609.62
			<u>\$4,063.63</u>	<u>\$1,023.16</u>	<u>\$5,086.79</u>

Legal Description: All of Lots Seven (7) and Eight (8) in block Sixteen (16) in the City of Caliente, County of Lincoln, State of Nevada, together with any and all improvements situate thereon.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
Parcel #003-091-16					
16/17	Bart, John A.	000217	\$0.00	\$0.00	\$0.00
17/18	Bart, John A.	000225	\$0.00	\$0.00	\$0.00
18/19	Bart, John A.	000228	\$381.67	\$114.01	\$495.68
			<u>\$381.67</u>	<u>\$114.01</u>	<u>\$495.68</u>

Legal Description: All of lot numbered Fourteen (14) in the Lincoln Park Addition to the City of Caliente, Nevada, together with any and all buildings and improvements situate thereon.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
Parcel #006-041-33					
16/17	Dempsey, John T.	001329	\$288.23	\$94.68	\$382.91
17/18	Dempsey, John T.	001281	\$315.51	\$80.62	\$396.13
18/19	Dempsey, John T.	001281	\$329.27	\$97.26	\$426.53
			<u>\$933.01</u>	<u>\$272.56</u>	<u>\$1,205.57</u>

Legal Description: The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of U.S. Government Lot 9 in Section 2, Township 4 North, Range 67 East, M.D.B.&M.

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Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
Parcel #008-031-41					
16/17	Highbe, David J. & Harvey-Highbe, Michele M.	002023	\$0.00	\$0.00	\$0.00
17/18	Highbe, David J. & Harvey-Highbe, Michele M.	002019	\$0.00	\$0.00	\$0.00
18/19	Highbe, David J. & Harvey-Highbe, Michele M.	002032	\$206.46	\$101.66	\$308.12
			<u>\$206.46</u>	<u>\$101.66</u>	<u>\$308.12</u>

Legal Description: That portion of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) in Section 8, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows: Parcel 1 of that certain parcel map recorded August 6, 1984 in the office of the County Recorder of Lincoln County, Nevada in Book A of Plats page 234 as File No. 80558, Lincoln County, Nevada records.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
Parcel #009-012-47					
16/17	Nevada Minerals, Inc.	003394	\$3,090.00	\$734.73	\$3,824.73
17/18	Nevada Minerals, Inc.	003411	\$6,191.11	\$1,500.49	\$7,691.60
18/19	Nevada Minerals, Inc.	003435	\$6,191.11	\$1,025.24	\$7,216.35
			<u>\$15,472.22</u>	<u>\$3,260.46</u>	<u>\$18,732.68</u>

Legal Description: Patented Lode Mining Claims contained in Mineral Entry Patent 1118478 dated May 12, 1944, Mineral Survey 4760, covering portions of Sections 25 and 36, Township 3 South, Range 56 East, M.D.M., and of Section 31, Township 3 South, Range 57 East, M.D.M., as follows: Schellite, Schellite No.1, Schellite No.2, Townsite, Townsite No.1, Townsite No.5, Lime Cap, Dome, Grubstake No.2. Excepting therefrom all that real property as conveyed by Quit Claim Deed to the Lincoln County Telephone System Inc., dated November 23, 1993 and recorded December 17, 1993 in Book 108, Page 151 as Document No. 101249 official records.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
Parcel #010-111-14					
16/17	Blevins, Jerry	000308	\$53.79	\$24.27	\$78.06
17/18	Blevins, Jerry	000316	\$63.79	\$23.42	\$87.21
18/19	Blevins, Jerry	000318	\$63.79	\$58.77	\$122.56
			<u>\$181.37</u>	<u>\$106.46</u>	<u>\$287.83</u>

Legal Description: Lot 27, Block 8 in the Lincoln Estates U2, Lincoln County, Nevada.

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Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
	Parcel #010-124-14				
16/17	Blevins, Jerry	000309	\$19.65	\$10.96	\$30.61
17/18	Blevins, Jerry	000317	\$30.82	\$13.19	\$44.01
18/19	Blevins, Jerry	000319	\$31.75	\$51.45	\$83.20
			<u>\$82.22</u>	<u>\$75.60</u>	<u>\$157.82</u>

Legal Description: Lot 6, in Block 8, of Lincoln Estates Subdivision Unit #1. Prior instrument reference: Book of Plats, June 5, 1970 Page 79, of the Recorder of Lincoln County, Nevada.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
	Parcel #010-134-02				
16/17	Moore, Leonard E. & Lyda Trust	003319	\$36.82	\$17.73	\$54.55
17/18	Moore, Leonard E. & Lyda Trust	003333	\$46.82	\$18.14	\$64.96
18/19	Moore, Leonard E. & Lyda Trust	003365	\$46.82	\$54.89	\$101.71
			<u>\$130.46</u>	<u>\$90.76</u>	<u>\$221.22</u>

Legal Description: Lot 15, Block 7, in Lincoln Estates Subdivision Unit 1, a portion of the South 1/2 of Section 30, Township 3 South, R55E, M.D.M., Lincoln County, Nevada, Subdivision Map of Record No. 49098.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
	Parcel #011-180-16				
16/17	Matuska, Theresa & Thomas, Frederick Jr. & Pictum, Rosalee & Thomas, James	004483	\$0.00	\$0.00	\$0.00
17/18	Matuska, Theresa & Thomas, Frederick Jr. & Pictum, Rosalee & Thomas, James	004497	\$608.58	\$151.76	\$760.34
18/19	Matuska, Theresa & Thomas, Frederick Jr. & Pictum, Rosalee & Thomas, James	004494	\$621.39	\$143.53	\$764.92
			<u>\$1,229.97</u>	<u>\$295.29</u>	<u>\$1,525.26</u>

Legal Description: R61E, T6S, Section 30 1.86 Acres

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Year	Assessed Owner	Roll #	Taxes	Amounts Owed	Total
Parcel #013-030-62					
16/17	McDonald, James D & McDonald, Vivian	003209	\$1,010.74	\$318.83	\$1,329.57
17/18	McDonald, James D & McDonald, Vivian	003218	\$980.99	\$244.00	\$1,224.99
18/19	McDonald, James D & McDonald, Vivian	003248	\$937.54	\$195.83	\$1,133.37
			<u>\$2,929.27</u>	<u>\$758.66</u>	<u>\$3,687.93</u>

Legal Description: Parcel 1A of the Vivian Havens Parcel Map recorded as Instrument No. 125391 on October 20, 2005, in Book C, Page 138 of the Official Records of Lincoln County Recorder, Lincoln County, Nevada.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	Total
Parcel #013-030-64					
16/17	McDonald, James D & McDonald, Vivian	003210	\$210.53	\$70.19	\$280.72
17/18	McDonald, James D & McDonald, Vivian	003219	\$220.53	\$57.75	\$278.28
18/19	McDonald, James D & McDonald, Vivian	003249	\$220.53	\$80.00	\$300.53
			<u>\$651.59</u>	<u>\$207.94</u>	<u>\$859.53</u>

Legal Description: Parcel #4 of the Vivian Havens Parcel Map recorded as Instrument No. 126353 on April 17,

Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
Parcel #013-041-05					
16/17	Botti, Joseph J.	000556	\$302.92	\$99.48	\$402.40
17/18	Botti, Joseph J.	000560	\$312.92	\$80.11	\$393.03
18/19	Botti, Joseph J.	000571	\$312.92	\$94.66	\$407.58
			<u>\$928.76</u>	<u>\$274.25</u>	<u>\$1,203.01</u>

Legal Description: The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 3 South, Range 67 East, M.D.B.&M.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
Parcel #013-150-06					
16/17	Such, Erin & Neidigh, Richard	004426	\$0.00	\$0.00	\$0.00
17/18	Such, Erin	004438	\$0.00	\$0.00	\$0.00
18/19	Such, Erin	004439	\$1,425.55	\$276.07	\$1,701.62
			<u>\$1,425.55</u>	<u>\$276.07</u>	<u>\$1,701.62</u>

Legal Description: Parcel No. 2 as shown on Parcel Map for Bill Oesterle and Shirlee Hansen filed in the office of

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Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
	Parcel #013-190-12				
16/17	On Rachchusiri, Soontorn T & Rachchusiri, Taeng-	003873	\$583.31	\$188.36	\$771.67
17/18	On Rachchusiri, Soontorn T & Rachchusiri, Taeng-	003892	\$593.31	\$147.82	\$741.13
18/19	On Rachchusiri, Soontorn T & Rachchusiri, Taeng-	003905	\$593.31	\$145.92	\$739.23
			<u>\$1,769.93</u>	<u>\$482.10</u>	<u>\$2,252.03</u>

Legal Description: Track 12 of Map of Division into Large Parcels for Wayne Bradley & The Ronald A. Bradley and Gordena S. Bradley Family Trust recorded in Book A of Plats, Page 364 as File No. 110618 in the Office of the County Recorder of Lincoln County, Nevada, lying within the South Half (S1/2) of Section 3, Township 3 South, Range 67 East, MDB&M.



and on the first Monday in June, 2017 did record said delinquent certificates, as such Ex-officio Tax Receiver, in the office of the County Recorder.

That immediately after the first Monday in March, 2017, 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, 2017, 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 prior to 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 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, 2017 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." A copy of this Tax Deed was mailed by first class mail to the owners as follows:

Richard Bohlke 3159 Vistoso Circle Henderson, NV 89014	Adrienne Gonzales PO Box 92201 Henderson, NV 89009	Betty J. Knight Trustee c/o Ralph Knight PO Box 916 Panaca, NV 89042
Tara R. Kline & Charles J. Kline PO Box 624 Caliente, NV 89008	John A. Bart PO Box 472 Caliente, NV 89008	John T Dempsey 8437 W. Oraibi Drive Peoria, AZ 85382
David Highbe & Michele Harvey-Highbe PO Box 116 Alamo, NV 89001	Nevada Minerals, Inc. 4633 Pacer Ave. N. Las Vegas, NV 89031	Jerry Blevins 1611 Athol Ave. Henderson, NV 89011
Leonard E. & Lyda Moore Trust c/o Harold Singer 231 LB May Scenic Lane Pawhuska, OK 74056	Frederick Thomas Jr ET AL PO Box 390 Alamo, NV 89001	James D McDonald & Vivian McDonald PO Box 1024 Caliente, NV 89008
Joseph J. Botti c/o Ella Bonnet 1900 N. Torrey Pines Dr Unit 112 Las Vegas, NV 89108	Erin Such HC34 Box 56 Caliente, NV 89008	Soontorn T Rachchusiri & Taeng Rachchusiri 6633 Fredonia Drive Las Vegas, NV 89103

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 3rd day of June, 2019, 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