

APN: 001-045-09, 001-055-02,
001-074-06, 001-092-18, 001-095-31,
001-192-26, 002-142-04, 002-143-14,
003-184-01, 004-151-47, 008-061-14,
009-011-80, 009-012-89, 010-124-03,
010-220-02, 011-110-27, 011-110-28,
011-191-01; 013-030-22, 013-160-54



OFFICIAL RECORD
AMY ELMER, RECORDER

TAX DEED

THIS INDENTURE, made this 1st day of June 2020, 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 3rd day of July 2017, 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 2017-2018, 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, 2018, the said Shawn Frehner, on June 4, 2018, 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 2017-2018 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 2019-2020 Tax Roll):

**Lincoln County
Treasurer's Tax Deed**

Year	Assessed Owner	Taxes	Amounts Owed	
			Penalty & Interest	Total
Property #: 001-045-09				
17/18	TIGHE, JOHN J & BETTY	53.17	25.37	78.54
18/19	TIGHE, JOHN J & BETTY	53.30	20.90	74.20
19/20	TIGHE, JOHN J & BETTY	55.46	58.86	114.32
		161.93	105.13	267.06

Legal Description: Lot 3 in Block 50 in the Town of Pioche, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1974 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

Year	Assessed Owner	Taxes	Amounts Owed	
			Penalty & Interest	Total
Property #: 001-055-02				
17/18	ARIEY, AUGUST A JR	61.28	28.76	90.04
18/19	ARIEY, AUGUST A JR	61.44	23.60	85.04
19/20	ARIEY, AUGUST A JR	64.02	60.81	124.83
		186.74	113.17	299.91

Legal Description: Lots 94, 95, 96, and 97 in Block 37 in the Town of Pioche, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1974 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

Year	Assessed Owner	Taxes	Amounts Owed	
			Penalty & Interest	Total
Property #: 001-074-06				
17/18	ARIEY, AUGUST A JR	18.08	10.97	29.05
18/19	ARIEY, AUGUST A JR	18.44	9.46	27.90
19/20	ARIEY, AUGUST A JR	18.89	50.51	69.40
		55.41	70.94	126.35

Legal Description: Lots 19 and 20 in Block 34 in the Town of Pioche, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1974 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

Year	Assessed Owner	Taxes	Amounts Owed	
			Penalty & Interest	Total
Property #: 001-092-18				
17/18	CHANNEL OF LIGHT TRUTH CEN	607.05	211.75	818.80
18/19	CHANNEL OF LIGHT TRUTH CEN	608.85	161.58	770.43

**Lincoln County
Treasurer's Tax Deed**

19/20	CHANNEL OF LIGHT TRUTH CEN	612.37	144.02	756.39
		1,828.27	517.35	2,345.62

Legal Description: The South 1/2 of Lot 45 and all of Lots 46, 47, and 48 in Block 30 in the Town of Pioche, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1974 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

Year	Assessed Owner	Taxes	Amounts Owed	
			Penalty & Interest	Total
	Property #: 001-095-31			
17/18	BOHLKE, RICHARD	23.71	13.37	37.08
18/19	BOHLKE, RICHARD	23.76	11.28	35.04
19/20	BOHLKE, RICHARD	24.43	51.78	76.21
		71.90	76.43	148.33

Legal Description: Parcel B of Parcel Map Merger and Re-Divide Lots A and B of Block 25, Pioche Townsite, Lincoln County, Nevada for Edward and Linda Wright (Planning #07-119-PM-C2-PC), Official Record of the Lincoln County Recorder's Office, State of Nevada, Document #0129844, in Book C, Page 0352.

Year	Assessed Owner	Taxes	Amounts Owed	
			Penalty & Interest	Total
	Property #: 001-192-26			
17/18	TIGER, TRICIA	237.38	85.64	323.02
18/19	TIGER, TRICIA	238.06	65.59	303.65
19/20	TIGER, TRICIA	249.46	86.64	336.10
		724.90	237.87	962.77

Legal Description: Parcel No. 13 as shown on Parcel Map from John and Patsy Franks, Filed in the Office of the County of Recorder of Lincoln County in Book 1-A of Plat at Page 274, located in a portion of SW 1/4 of Section 15, Township 1 North, Range 67 East, M.D.B.&M.

Year	Assessed Owner	Taxes	Amounts Owed	
			Penalty & Interest	Total
	Property #: 002-142-04			
17/18	MOSSER, DEAN & FREHNER, DY	648.76	226.19	874.95
18/19	MOSSER, DEAN & FREHNER, DY	648.22	171.74	819.96

**Lincoln County
Treasurer's Tax Deed**

19/20	MOSSER, DEAN & FREHNER, DY	669.21	153.08	822.29
		1,966.19	551.01	2,517.20

Legal Description: A portion of Lots 1 and 2 in Block 6 of the Town of Panaca, as shown on the Official Map thereof recorded March 6, 1922 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 34, Lincoln County, Nevada records, more particularly described as follows:

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.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded February 19, 2013 in Book 277 Official records, page 43 as File No. 142764, Lincoln County, Nevada records.

Year	Assessed Owner	Amounts Owed		Total
		Taxes	Penalty & Interest	
	Property #: 002-143-14			
18/19	WADSWORTH, MATHEW B & JULE	324.00	61.23	385.23
19/20	WADSWORTH, MATHEW B & JULE	698.14	159.98	858.12
		1,022.14	221.21	1,243.35

Legal Description: That portion of Lot 4, Block 15, Town of Panaca, Nevada, described as follows:

Parcel 2, of Parcel Map for Bruce N. and Irene Bulloch, recorded October 21, 1985 in the Recorder's Office, as File 83733 in Book A of Plats, Page 251, Lincoln County, Nevada.

Year	Assessed Owner	Amounts Owed		Total
		Taxes	Penalty & Interest	
	Property #: 003-184-01			
17/18	SHEARER, GLORIA & DONALD	537.41	189.82	727.23
18/19	SHEARER, GLORIA & DONALD	541.32	145.89	687.21
19/20	SHEARER, GLORIA & DONALD	556.51	136.88	693.39
		1,635.24	472.59	2,107.83

Legal Description: Lots 40, 41, and 42 in Block 12 of Caliente, Nevada as shown on the Official Subdivision Map thereof recorded November 10, 1904 in Book A of Plats, page 36 and as shown on the compiled Map of Caliente, Lincoln County, Nevada filed in Book A of Plats, page 47, Lincoln County, Nevada records.

Year	Assessed Owner	Amounts Owed		Total
		Taxes	Penalty & Interest	
	Property #: 004-151-47			
18/19	LEINS, NANCY J	204.01	140.70	344.71
19/20	LEINS, NANCY J	885.63	187.38	1,073.01
		1,089.64	328.08	1,417.72

Legal Description: Parcel 17-3 located in the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 5, Township 7 South, Range 61 East, Mount Diablo Base & Meridian, as recorded in Plat A, Page 303, of the Official Records of Lincoln County on July 21, 1989.

**Lincoln County
Treasurer's Tax Deed**

Year	Assessed Owner	Taxes	Amounts Owed	
			Penalty & Interest	Total
Property #: 008-061-14				
19/20	WILKINSON, ALMA J & SUNNY	205.19	72.35	277.54
		205.19	72.35	277.54

Legal Description: Lot One (1) as shown by map thereof on File in Book "A" of plats, Page 269, in the office of the County Recorder, Lincoln County, Nevada. Together with one third (1/3) interest in water well permit No. 38082 with the Nevada Division of Water Resources.

Year	Assessed Owner	Taxes	Amounts Owed	
			Penalty & Interest	Total
Property #: 009-011-80				
17/18	GENTRY, A H ET AL	39.99	19.94	59.93
18/19	GENTRY, A H ET AL	39.99	16.54	56.53
19/20	GENTRY, A H ET AL	39.99	55.33	95.32
		119.97	91.81	211.78

Legal Description: 2 Patented Mining Claims in Unnamed Mining District. Palo Alto Lode, Minnie Lode, Patent No. 1024565, Survey No. 4549A.

Year	Assessed Owner	Taxes	Amounts Owed	
			Penalty & Interest	Total
Property #: 009-012-89				
17/18	DALLAS MINES INC	755.69	262.06	1,017.75
18/19	DALLAS MINES INC	755.69	198.96	954.65

**Lincoln County
Treasurer's Tax Deed**

19/20	DALLAS MINES INC	755.69	166.11	921.80
		2,267.07	627.13	2,894.20

Legal Description: All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Situate within the Northwest Quarter (NW1/4) of Section 28 and the Northeast Quarter (NE1/4) of Section 29, Township 1 North, Range 67 East, M.D.B.&M., located on portions of the Monarch Fraction, Swansea No. 7, Swansea No. 6, Treasure Hill, Treasurer Hill No. 4, Monarch No. 1, Wedge Fraction, and Monarch patented mining claims identified as MS 4033, more particularly described as follows:

Beginning at Corner 1, the Northeast corner of Lincoln County Power District No. 1, main distribution substation yard area (the coordinates of which are scaled from Plant General Arrangement Map D2-P on scale of 1 inch equals 100 ft.);
 Thence East an approximate distance of 410 feet to Corner 2;
 Thence South along coordinate 7300 East an approximate distance of 450 feet to Corner 3;
 Thence East along coordinate 12,900 North a distance of 400 feet to Corner 4;
 Thence South along coordinate 7700 East a distance of 900 feet to Corner 5;
 Thence West along coordinate 12,000 North a distance of 1100 feet to Corner 6;
 Thence North along coordinate 6600 East a distance of approximately 800 feet to Corner 7 which intersects a line projected South 26 degree 24' West from Corner 1, said course following along the East boundary of Lincoln County Power District No. 1;
 Thence in a West 26 degree 24' East direction to Corner 1, the point of beginning, a distance of approximately 620 feet.

Above distances shown as "approximate" are subject to minor adjustment only to conform with actual coordinate position of the Northeast corner of Lincoln County Power District No. 1 parcel of land, and also based upon the established coordinate system show on surface maps of the Combined Metals Pioche properties.

Together with all existing means of ingress and egress to said land as granted in that certain Deed recorded September 20, 1976 in Book 18 of Official Records, page 313 as File No. 58591, Lincoln County, Nevada records.

Year	Assessed Owner	Taxes	Amounts Owed Penalty & Interest	Total
Property #: 010-124-03				
17/18	TRUDREAM PROPERTIES, L L C	49.52	23.88	73.40
18/19	TRUDREAM PROPERTIES, L L C	49.52	19.68	69.20
19/20	TRUDREAM PROPERTIES, L L C	49.52	57.51	107.03
		148.56	101.07	249.63

Legal Description: Lot #14, Block #8, of the S 1/2 Section 30, T3S, R55E of Lincoln Estates, Lincoln County, Nevada, Subdivision Map of Record No. 49097, Book "A", Page 79. Protective Restrictions of Record No. 49098, Book "R", Page 273.

Year	Assessed Owner	Taxes	Amounts Owed Penalty & Interest	Total
Property #: 010-220-02				
17/18	UTPOIA LAND AND LIVESTOCK,	330.90	117.43	448.33
18/19	UTPOIA LAND AND LIVESTOCK,	330.60	89.53	420.13
19/20	UTPOIA LAND AND LIVESTOCK,	330.15	96.84	426.99
		991.65	303.80	1,295.45

Legal Description: The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 3, Township 3 South, Range 57 East, M.D.B.&M. in Lincoln County, Nevada.

**Lincoln County
Treasurer's Tax Deed**

Year	Assessed Owner	Amounts Owed		Total
		Taxes	Penalty & Interest	
Property #: 011-110-27				
17/18	RUIZ, ADRIANA MORA	324.55	115.49	440.04
18/19	RUIZ, ADRIANA MORA	319.55	86.77	406.32
19/20	RUIZ, ADRIANA MORA	319.55	97.60	417.15
		963.65	299.86	1,263.51

Legal Description: Parcel 1 of that certain Parcel Map recorded December 19, 2007 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 371 as File No. 130702 Lincoln County, Nevada Records.

Year	Assessed Owner	Amounts Owed		Total
		Taxes	Penalty & Interest	
Property #: 011-110-28				
17/18	RUIZ, ADRIANA MORA	395.94	139.97	535.91
18/19	RUIZ, ADRIANA MORA	390.94	105.25	496.19
19/20	RUIZ, ADRIANA MORA	390.94	108.88	499.82
		1,177.82	354.10	1,531.92

Legal Description: Parcel 2 of that certain Parcel Map recorded December 19, 2007 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 371 as File No. 130702 Lincoln County, Nevada Records.

Year	Assessed Owner	Amounts Owed		Total
		Taxes	Penalty & Interest	
Property #: 011-191-01				
17/18	BINGHAM, DAVID W TRUSTEE E	518.46	177.65	696.11
18/19	BINGHAM, DAVID W TRUSTEE E	513.46	137.05	650.51
19/20	BINGHAM, DAVID W TRUSTEE E	513.46	128.44	641.90
		1,545.38	443.14	1,988.52

Legal Description: The North Half (N1/2) of the North Half (N1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 31, Township 6 South, Range 61 East, M.D.B.&M.

Excepting an One Hundred Foot (100') access easement along the Easterly most portion of said land.

Year	Assessed Owner	Amounts Owed		Total
		Taxes	Penalty & Interest	
Property #: 013-030-22				
17/18	EBERT, JAMES	653.06	229.77	882.83
18/19	EBERT, JAMES	653.33	175.34	828.67
19/20	EBERT, JAMES	687.50	158.39	845.89
		1,993.89	563.50	2,557.39

Legal Description: That portion of the East Half (E1/2) of Section 2, Township 3 South, Range 67 East, M.D.B.&M. more particularly described as follows:

Parcel 4 of that certain Parcel Map recorded September 23, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 164 as File No. 69736, Lincoln County, Nevada records.

**Lincoln County
Treasurer's Tax Deed**

Year	Assessed Owner	Amounts Owed		Total
		Taxes	Penalty & Interest	
	Property #: 013-160-54			
19/20	MEHRING, RODNEY D & CHRIST	2,371.74	425.06	2,796.80
		2,371.74	425.06	2,796.80

Legal Description: All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

That portion 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. 1 as shown on that certain Parcel Map recorded May 18, 1999 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 220 as File No. 112816, Lincoln County, Nevada records.

Excepting therefrom that portion lying within Sunrise Drive and Little Dipper Drive as conveyed to the County of Lincoln, State of Nevada by Deed recorded June 13, 2002 in Book 164 of Official Records, page 365 as File No. 118325, Lincoln County, Nevada records.

Total: 20 Properties

and on the first Monday in June, 2018 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, 2018, 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, 2018, 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 them 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, 2018 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 their 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:

ARIEY, AUGUST A JR
890 TANIS PLACE
NIPOMO, CA 93444-0000

ARIEY, AUGUST A JR
SYLVAINA ARIEY
890 TANIS PLACE
NIPOMO, CA 93444-0000

BINGHAM, DAVID W TRUSTEE ET AL
261 E. WELLS FARGO
BROOKSIDE, UT 84782

BOHLKE, RICHARD
3159 VISTOSO CIR
HENDERSON, NV 89014

CHANNEL OF LIGHT TRUTH CENTERS
PO BOX 186
PIOCHE, NV 89043-0000

DALLAS MINES INC
DANIAL DOMINGUEZ CONTROLLER
5210 E. WILLIAMS CIRCLE ST 700
TUCSON, AZ 85711

EBERT, JAMES
PO BOX 1063
CALIENTE, NV 89008

GENTRY, A H ET AL
MARY JANE B SMITH
125 BROKEN ARROW WAY S
SEDONA, AZ 86351-8990

LEINS, NANCY J
LISA K BECKER
PO BOX 623
ALAMO, NV 89001

MEHRING, RODNEY D & CHRISTINE
HC 34 BOX 52
CALIENTE, NV 89008

MOSSER, DEAN & FREHNER, DYLAN
MARK MOSSER
1077 PINCAY DR
HENDERSON, NV 89015

RUIZ, ADRIANA MORA
HERIBERTO RAFAL DURAN
1605 OAKWOOD AVE
N LAS VEGAS, NV 89030

SHEARER, GLORIA & DONALD
PO BOX 644
CALIENTE, NV 89008

TIGER, TRICIA
280 3RD ST
OGDEN, UT 84404

TIGHE, JOHN J & BETTY
C/O PATRICK TIGHE
3350 N. SISK
LAS VEGAS, NV 89108

TRUDREAM PROPERTIES, L L C
6200 ROCKSIDE WOODS BLD.ST 215
INDEPENDENCE, OH 44131

UTPOIA LAND AND LIVESTOCK, INC
800 W 900 S
BURLEY, ID 83274

WADSWORTH, MATHEW B & JULE
PO BOX 407
PANACA, NV 89042-0000

WILKINSON, ALMA J & SUNNY A
SUNNY FALLIS
1225 EAST 11TH
MEDFORD, OR 97504

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 their 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 their 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 their 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 1st day of June 2020, 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