

APN: 001-240-32, 003-121-14,
004-071-21, 004-071-22, 004-121-14,
009-012-26, 009-012-71, 010-162-02,
010-162-03, 010-162-10, 010-162-11,
010-182-16, 013-030-40, 013-041-31



00007118202101604850100108

OFFICIAL RECORD
AMY ELMER, RECORDER

TAX DEED

THIS INDENTURE, made this 7th day of June, 2021, 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 2018, 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 2018-2019, 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, 2019, the said Shawn Frehner, on June 3, 2019, 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 2018-2019 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 2020-2021 Tax Roll):

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty &	Interest	
	Parcel # 001-240-32					
18/19	Rafael Diaz & Monta Diaz	001300	\$0.00	\$0.00	\$0.00	\$0.00
19/20	Rafael Diaz & Monta Diaz	001334	\$0.00	\$0.00	\$0.00	\$0.00
20/21	Rafael Diaz & Monta Diaz	000788	\$223.32	\$57.06	\$280.38	\$280.38
			<u>\$223.32</u>	<u>\$57.06</u>	<u>\$280.38</u>	<u>\$280.38</u>

Legal Description: Parcel No. Twenty-Two B (22B) as shown on that certain parcel map filed in the County Recorder's Office in Book "A1" of plats at Page 446, Document No. 103320, which parcel map covers a portion of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 14, Township 1 North, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty &	Interest	
	Parcel #003-121-14					
18/19	Donald West	004819	\$0.00	\$0.00	\$0.00	\$0.00
19/20	Donald West	004862	\$0.00	\$0.00	\$0.00	\$0.00
20/21	Donald West	001851	\$420.90	\$139.42	\$560.32	\$560.32
			<u>\$420.90</u>	<u>\$139.42</u>	<u>\$560.32</u>	<u>\$560.32</u>

Legal Description: Parcels No 2 and 3 as shown on Parcel map for Ronald and Betty Young, filed in the office of the County Recorder of Lincoln County on August 1, 1986 of Plats "A", page 263, as file No. 85369, located in portion of Section 7, Township 4 South, Range 67 East M.D.B.&M.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty &	Interest	
	Parcel #004-071-21					
18/19	Jeremy F. Lilly	002592	\$0.00	\$0.00	\$0.00	\$0.00
19/20	Jeremy F. Lilly	002623	\$249.77	\$68.92	\$318.69	\$318.69
20/21	Jeremy F. Lilly	002336	\$261.75	\$88.68	\$350.43	\$350.43
			<u>\$511.52</u>	<u>\$157.60</u>	<u>\$669.12</u>	<u>\$669.12</u>

Legal Description: A portion of Lot 3, Block 57, in the SE 1/4 of Section 5 Township 7 South Range 61 East, .495 acres.

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty &	Interest	
	Parcel #004-071-22					
18/19	Jeremy F. Lilly	002593	\$0.00		\$0.00	\$0.00
19/20	Jeremy F. Lilly	002624	\$309.93		\$84.47	\$394.40
20/21	Jeremy F. Lilly	00237	\$324.95		\$98.64	\$423.59
			<u>\$634.88</u>		<u>\$183.11</u>	<u>\$817.99</u>

Legal Description: Commencing at the SW Corner of Lot 3, Block 57; Thence due East 66 feet to the true point of beginning; Thence continuing due East 181.5 feet to the SE Corner of Lot 3, Block 57; Thence North 161 feet; Thence West 181.5 feet; Thence Southerly 161 feet to the true point of beginning, in Alamo, Lincoln County, Nevada.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty &	Interest	
	Parcel #004-121-14					
18/19	Mary L. Woodworth, Trustee of the Louis R. Woodworth Revocable Trust Dated June 7, 1994	005075	\$515.76		\$189.14	\$704.90
19/20	Mary L. Woodworth, Trustee of the Louis R. Woodworth Revocable Trust Dated June 7, 1995	005114	\$530.94		\$141.33	\$672.27
20/21	Mary L. Woodworth, Trustee of the Louis R. Woodworth Revocable Trust Dated June 7, 1996	002424	\$546.57		\$133.54	\$680.11
			<u>\$1,593.27</u>		<u>\$464.01</u>	<u>\$2,057.28</u>

Legal Description: Lot Fifty One (51) in Alamo South Subdivision Tract #1, Unit 2, according to the map of record in the Office of the Lincoln County Recorder.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty &	Interest	
	Parcel #009-012-26					
18/19	Combined Metals Reduction	001030	\$669.55		\$244.33	\$913.88
19/20	Combined Metals Reduction	001071	\$669.55		\$177.37	\$846.92
20/21	Combined Metals Reduction	003700	\$669.55		\$153.23	\$822.78
			<u>\$2,008.65</u>		<u>\$574.93</u>	<u>\$2,583.58</u>

Legal Description: Refer to Attachment "A" - Mine Files #1

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel #009-012-71				
18/19	Combined Metals Reduction	001031	\$43.98	\$22.38	\$66.36
19/20	Combined Metals Reduction	001072	\$43.98	\$17.94	\$61.92
20/21	Combined Metals Reduction	003730	\$43.98	\$56.32	\$100.30
			<u>\$131.94</u>	<u>\$96.64</u>	<u>\$228.58</u>

Legal Description: Improvements at Caselton Industrial Facility

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel #010-162-02				
18/19	Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	004464	\$0.00	\$0.00	\$0.00
19/20	Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	004525	\$95.31	\$34.69	\$130.00
20/21	Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	003983	\$95.31	\$68.03	\$163.34
			<u>\$190.62</u>	<u>\$102.72</u>	<u>\$293.34</u>

Legal Description: Lot #9 of Sunrise Acres, Tract #1. A portion of the SE 1/4 of the South 1/2 of the NE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range 55 East, M.D.M.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel #010-162-03				
18/19	Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	004460	\$0.00	\$0.00	\$0.00
19/20	Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	004521	\$95.31	\$34.69	\$130.00
20/21	Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	003984	\$95.31	\$68.03	\$163.34
			<u>\$190.62</u>	<u>\$102.72</u>	<u>\$293.34</u>

Legal Description: Lot #10 of Sunrise Acres, Tract #1. A portion of the SE 1/4 of the South 1/2 of the NE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range 55 East, M.D.M.

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
18/19	Parcel #010-162-10 Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	004465	\$0.00	\$0.00	\$0.00
19/20	Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	004526	\$95.31	\$34.69	\$130.00
20/21	Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	003990	\$95.31	\$68.03	\$163.34
			<u>\$190.62</u>	<u>\$102.72</u>	<u>\$293.34</u>

Legal Description: Lot #19 of Sunrise Acres, Tract #1. A portion of the SE 1/4 of the South 1/2 of the NE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range 55 East, M.D.M.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
18/19	Parcel #010-162-11 Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	004466	\$0.00	\$0.00	\$0.00
19/20	Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	004527	\$438.25	\$117.36	\$555.61
20/21	Edward J. Taylor & Susan A. Shaw Peabody & Patricia A. Olicer & Steven J. Shaw Jr. & David I. Taylor	003991	\$440.91	\$116.98	\$557.89
			<u>\$879.16</u>	<u>\$234.34</u>	<u>\$1,113.50</u>

Legal Description: Lots 20 & 21 of Sunrise Acres, Tract #1. A portion of the SE 1/4 of the South 1/2 of the NE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range 55 East, M.D.M.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
18/19	Parcel #010-182-16 D.C. Day	001261	\$84.60	\$39.56	\$124.16
19/20	D.C. Day	001296	\$84.60	\$31.16	\$115.76
20/21	D.C. Day	004053	\$84.60	\$65.58	\$150.18
			<u>\$253.80</u>	<u>\$136.30</u>	<u>\$390.10</u>

Legal Description: Lot 17 of Sunrise Acres, Track #2. A portion of the SW 1/4 of Section 36, R 55E T 3 S, M.D.B.&M.

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
	Parcel #013-030-40				
18/19	Joseph Livreri & Carmen Livreri	002867	\$0.00	\$0.00	\$0.00
19/20	Joseph Livreri & Carmen Livreri	002899	\$0.00	\$0.00	\$0.00
20/21	Joseph Livreri & Carmen Livreri	004754	\$153.00	\$63.86	\$216.86
			<u>\$153.00</u>	<u>\$63.86</u>	<u>\$216.86</u>

Legal Description: Parcel Ten (10) of Parcel Map prepared for Paul V. Long and Patricia M. Livreri, recorded in the office of the Lincoln County Recorder, on August 5, 1999, as file no. 113156, Lincoln County, Nevada.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed Penalty & Interest	Total
	Parcel #013-041-31				
18/19	Brian Jackson & AnaLisa Jackson	002213	\$0.00	\$0.00	\$0.00
19/20	Brian Jackson & AnaLisa Jackson	002256	\$2,507.89	\$662.50	\$3,170.39
20/21	Brian Jackson & AnaLisa Jackson	004826	\$3,748.25	\$643.13	\$4,391.38
			<u>\$6,256.14</u>	<u>\$1,305.63</u>	<u>\$7,561.77</u>

Legal Description: All that certain real property situate in the County of Lincoln, State of Nevada, described as follows: Situate in the North Half (N1/2) of Section 3, Township 3 South, Range 67 East, M.D.B.&M., described as follows: That portion of Lot 25 of HIGHLAND KNOLLS SUBDIVISION as shown on the Official Map thereof, more particularly described as follows: Lot 25A of that certain Parcel Map recorded June 6, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats Page 121 as File No. 124721, Lincoln County, Nevada records.

and on the first Monday in June, 2019 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, 2019, 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, 2019, 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, 2019 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:

Rafael & Monta Diaz 901 Dover Place Las Vegas, NV 89107	Jeremy F. Lilly 643 Ave B Boulder City, NV 89005	Donald West PO Box 353 Caliente, NV 89008
Mary L. Woodworth, Trustee of the Louis R. Woodworth Revocable Trust Dated June 7, 1994 c/o Crystal Zander PO Box 503 Alamo, NV 89001	Joseph & Carmen Livreri PO Box 835 Caliente, NV 89008	Brian R. & AnaLisa Jackson PO Box 274 Caliente, NV 89008
Edward J. Taylor Susan A. Shaw Peabody Patricia A. Oliver Steven J. Shaw Jr. David I. Taylor c/o Sandra Taylor PO Box 720165 Summit, Utah 84772	Combined Metals Reduction c/o Roger Atkinson HC 72 Box 21902 Dyer, NV 89010	D.C. Day c/o Thomas R Lies 113 Juneberry Lane Conway, SC 29526

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, 2021, 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



Attachment "A"
Mine Files #1

PARCEL	MINING	MINING	SURVEY	LOCATION
09-012-26	PINE NO. 5		4731	COMET MININ
09-012-26	JUNIPER NO.		4731	COMET MININ
09-012-26	JUNIPER NO.		4732	COMET MININ
09-012-26	HUB NO. 8		4731	COMET MININ
09-012-26	PUP NO. 1		4731	COMET MININ
09-012-26	SPOKE NO. 1		4731	COMET MININ
09-012-26	SPOKE NO. 2		4731	COMET MININ
09-012-26	ROXANNA		4732	COMET MININ
09-012-26	SHIEK NO. 3	1118922		COMET MININ
09-012-26	MURPHY NO.		4732	COMET MININ
09-012-26	SILVER STAR		4741	COMET MININ
09-012-26	JUNIPER NO.		4732	COMET MININ
09-012-26	SOUTH SIDE		4738	COMET MININ
09-012-26	STELLA NO. 1	1118922		COMET MININ
09-012-26	JUNIPER NO.		4731	COMET MININ
09-012-26	STONE CABIN		4732	COMET MININ
09-012-26	TOM BOY NO.		4732	COMET MININ
09-012-26	CEDAR NO. 7		4731	COMET MININ
09-012-26	HUB		4731	COMET MININ
09-012-26	HULLA NO. 1		4731	COMET MININ
09-012-26	HUB NO. 1		4731	COMET MININ
09-012-26	MURPHY NO.		4732	COMET MININ
09-012-26	LOG CABIN		4732	COMET MININ
09-012-26	MURPHY		4732	COMET MININ
09-012-26	MOUNT COME	1118922		COMET MININ
09-012-26	MOUNT COME	1118922		COMET MININ
09-012-26	MOUNT COME	1118922		COMET MININ
09-012-26	MOUNT COME	1118922		COMET MININ
09-012-26	MOUNT COME	1118922		COMET MININ
09-012-26	PINE NO. 6		4731	COMET MININ
09-012-26	RONNOW	1118922		COMET MININ
09-012-26	ROMONA	1118922		COMET MININ
09-012-26	CENTRAL NO.	1118922		COMET MININ
09-012-26	CENTRAL NO.	1118922		COMET MININ
09-012-26	CENTRAL NO.	1118922		COMET MININ
09-012-26	LOG CABIN N		4732	COMET MININ
09-012-26	CENTRAL NO.	1118922		COMET MININ
09-012-26	IRON CAP NO.		4741	COMET MININ
09-012-26	COMET CHEIF		4732	COMET MININ
09-012-26	DOROTHY	1118922		COMET MININ
09-012-26	FOX		4738	COMET MININ
09-012-26	IRON CAP EX		4741	COMET MININ
09-012-26	CENTRAL NO.	1118922		COMET MININ