

APN: 001-042-08, 001-057-05
001-250-12, 004-162-05, 006-241-32,
009-011-28, 010-111-14, 010-124-14,
012-230-18, 012-230-19, 012-230-20,
013-030-54, 013-041-05, 013-041-28,
014-070-07



OFFICIAL RECORD
AMY ELMER, RECORDER

TAX DEED

THIS INDENTURE, made this 5th day of June, 2023, 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 2020, 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 2020-2021, 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, 2021, the said Shawn Frehner, on June 7, 2021, 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 2020-2021 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 2022-2023 Tax Roll):

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel # 001-042-08				
20/21	Elayne Coroneos	000074	\$148.95	\$58.91	\$207.86
21/22	Elayne Coroneos	001128	\$153.72	\$46.90	\$200.62
22/23	Elayne Coroneos	001107	\$162.42	\$79.02	\$241.44
			<u>\$465.09</u>	<u>\$184.83</u>	<u>\$649.92</u>

Legal Description: Lots Seven (7) and Eight (8) in Block Fifty One (51) of Pioche Town, Lincoln County, Nevada.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel # 001-057-05				
20/21	Robert Alan Hansen and Lynda Hansen	000146	\$0.00	\$0.00	\$0.00
21/22	Robert Alan Hansen and Lynda Hansen	001943	\$0.00	\$0.00	\$0.00
22/23	Robert Alan Hansen and Lynda Hansen	001931	\$315.23	\$105.73	\$420.96
			<u>\$315.23</u>	<u>\$105.73</u>	<u>\$420.96</u>

Legal Description: Lots 23, 24, 25 and 26 in Block 37 of the TOWN OF PIOCHE, Nevada, as shown on Supplement "A" to the Official Map of said Town of Pioche, recorded September 10, 1936 in Book A-1 of Plats, page 61, Lincoln County, Nevada records. Excepting therefrom a portion of Lot 26 in Block 37 in the Town of Pioche, as shown on Supplement "A" to the Official Map of said Town of Pioche, recorded September 10, 1936 in Book A-1 of Plats, page 61, Lincoln County, Nevada records, situate within the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 22, Township 1 North, Range 67 East, M.D.B.&M., more particularly described as follows: Beginning at the Northeast Corner of said Lot 26 of Block 37, from which the North Quarter Corner of said Section 22 bears North 20°16'30" West, a distance of 2,165.20 feet, more or less; Thence along the North boundary of Lot 26, bearing North 83°58'05" West, a distance of 24.0 feet to a point; Thence South 0°04'33" East, a distance of 48.5 feet to a point; Thence South 72°15'20" East, a distance of 15.50 feet to a point on the East boundary of Lot 26; Thence North 10°06'35" East along said boundary a distance of 51.50 feet to the point of beginning. The above legal description is a metes and bounds description and was obtained from a Grant, Bargain and Sale Deed, recorded October 23, 2006 in Book 224 of Official Records, page 371 as File No 127708, Lincoln County, Nevada records.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel # 001-250-12				
20/21	Peter A Robinson	000817	\$266.35	\$97.32	\$363.67
21/22	Peter A Robinson	004066	\$270.61	\$74.71	\$345.32
22/23	Peter A Robinson	004032	\$271.41	\$93.82	\$365.23
			<u>\$808.37</u>	<u>\$265.85</u>	<u>\$1,074.22</u>

Legal Description: Parcel 2B of the Parcel Map on file as Plat-A, Page 449. SE1/4 of the NE1/4 of Sec 14, T1N, R67E, M.D.M., Lincoln County, Nevada.

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel # 004-162-05				
20/21	Gary Perdue	002581	\$0.00	\$0.00	\$0.00
21/22	Gary Perdue	003764	\$285.13	\$71.36	\$356.49
22/23	Gary Perdue	003728	\$398.09	\$113.79	\$511.88
			<u>\$683.22</u>	<u>\$185.15</u>	<u>\$868.37</u>

Legal Description: That portion of the North half (N1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 7 South, Range 61 East, M.D.B. & M., or more particularly described as follows: Lot 5 of the Alamo West Subdivision Phase 1 as shown on the map thereof recorded March 9, 1987 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 270 as File No. 86358, Lincoln County, Nevada records.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel # 006-241-32				
20/21	Joe Michael Lytle	003086	\$342.81	\$187.00	\$529.81
21/22	Joe Michael Lytle	003055	\$746.80	\$200.16	\$946.96
22/23	Joe Michael Lytle	003030	\$773.65	\$175.75	\$949.40
			<u>\$1,863.26</u>	<u>\$562.91</u>	<u>\$2,426.17</u>

Legal Description: Area Five (5) located in the NE 1/4 SE 1/4 NW 1/4 SE 1/4 and the SE 1/4 SE 1/4 NW 1/4 SE 1/4 Section 35, Township 2 North, Range 69 East, M.D.M. in the Settlement of Ursine, Lincoln County, Nevada as show on the Record of Survey, File No. 0134086, Plat Book C at Page 0487 of Lincoln County, Nevada, Records and more particularly described as follows: Beginning at a point* on the east side of Main Street at the northwest corner of said Area 5 from which the southwest corner of said Section 35 bears S 65°31'58" W 4117.97'; Thence S 71°10'02" E 101.93'*; Thence S 18°40'58" W 108.09'*; Thence N 65°51'45" W 102.00'*; Thence N 18°27'27" E 98.66' on Main Street to the point of beginning, containing 10,515 square feet more or less. The basis of bearings is the east line of the SE quarter of said Section 35, Township 2 North, Range 69 East, M.D.M. given in the BLM Dependent resurvey as N 01°01' W. * =at or to a #5 rebar with plastic cap stamped L SMITH PLS 12751.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel # 009-011-28				
20/21	Mascot Silver Mines	003661	\$169.21	\$63.51	\$232.72
21/22	Mascot Silver Mines	003155	\$172.17	\$49.27	\$221.44
22/23	Mascot Silver Mines	003137	\$172.17	\$78.16	\$250.33
			<u>\$513.55</u>	<u>\$190.94</u>	<u>\$704.49</u>

Legal Description: 11 Patented Mining Claims in the Ely District. Mineral Survey #2718, Claim: Boss. Mineral Survey #3542, Claims: Boston, East Peavine, Fannie, Mary Ann, Massachusetts, Nevada Homestate, North Pole, North Pole Fraction, Simpson, Yuba East

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel # 010-111-14				
20/21	Jerry Blevins	003841	\$63.79	\$30.13	\$93.92
21/22	Jerry Blevins	000311	\$66.26	\$25.73	\$91.99
22/23	Jerry Blevins	000305	\$70.75	\$66.21	\$136.96
			<u>\$200.80</u>	<u>\$122.07</u>	<u>\$322.87</u>

Legal Description: Lot 27 Block 8 in Lincoln Estates Subdivision Unit #2, a subdivision recorded April 5, 1972 in Plat Book "A", Page 98 as File 51423, Lincoln County, Nevada

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel # 010-124-14				
20/21	Jerry Blevins	003900	\$34.06	\$17.57	\$51.63
21/22	Jerry Blevins	000312	\$35.16	\$15.51	\$50.67
22/23	Jerry Blevins	000306	\$37.18	\$58.54	\$95.72
			<u>\$106.40</u>	<u>\$91.62</u>	<u>\$198.02</u>

Legal Description: Lot 6 in Block 8 of Lincoln Estates Subdivision, Unit #1. Prior instrument reference recorded June 5, 1970 in the office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 79 as File No. 49097, Lincoln County, Nevada records.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed	
				Penalty & Interest	Total
	Parcel # 012-230-18				
20/21	Jamie Wong	004703	\$0.00	\$0.00	\$0.00
21/22	Jamie Wong	005147	\$0.00	\$0.00	\$0.00
22/23	Jamie Wong	005158	\$60.32	\$53.66	\$113.98
			<u>\$60.32</u>	<u>\$53.66</u>	<u>\$113.98</u>

Legal Description: Parcel 8 of Parcel Map for Gary A. Carrigan recorded May 12, 1998 in Book B, Page 116 as File No. 110959, filed in the Office of County Recorder, Lincoln County, Nevada, a division of Parcel 2, of Parcel Map Book B, Page 93, in Section 35, Township 2 South, Range 67 East, M.D.M.

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty &	Interest	
Parcel # 012-230-19						
20/21	Jamie Wong	004704	\$0.00	\$0.00	\$0.00	\$0.00
21/22	Jamie Wong	005148	\$0.00	\$0.00	\$0.00	\$0.00
22/23	Jamie Wong	005159	\$60.32	\$53.66	\$113.98	\$113.98
			<u>\$60.32</u>	<u>\$53.66</u>	<u>\$113.98</u>	<u>\$113.98</u>

Legal Description: A portion of the Southwest Quarter of Section 35, Township 2 South, Range 67 East, Mount Diablo Base & Meridian, more particularly described as follows: Parcel Nine (9) as shown on that certain parcel map recorded May 12, 1998 as File No. 110959, in the office of the County Recorder of Lincoln County, Nevada.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty &	Interest	
Parcel # 012-230-20						
20/21	Jamie Wong	004705	\$0.00	\$0.00	\$0.00	\$0.00
21/22	Jamie Wong	005149	\$0.00	\$0.00	\$0.00	\$0.00
22/23	Jamie Wong	005160	\$65.48	\$54.17	\$119.65	\$119.65
			<u>\$65.48</u>	<u>\$54.17</u>	<u>\$119.65</u>	<u>\$119.65</u>

Legal Description: A portion of the Southwest Quarter of Section 35, Township 2 South, Range 67 East, Mount Diablo Base & Meridian, more particularly described as follows: Parcel Ten (10) as shown on that certain parcel map recorded May 12, 1998 as File No. 110959, in the office of the County Recorder of Lincoln County, Nevada.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty &	Interest	
Parcel # 013-030-54						
20/21	Alfredo A Salazar	004761	\$237.20	\$87.39	\$324.59	\$324.59
21/22	Alfredo A Salazar	004144	\$239.73	\$66.78	\$306.51	\$306.51
22/23	Alfredo A Salazar	004115	\$239.73	\$88.83	\$328.56	\$328.56
			<u>\$716.66</u>	<u>\$243.00</u>	<u>\$959.66</u>	<u>\$959.66</u>

Legal Description: That portion of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 2, Township 3 South, Range 67 East, M.D.M., in the County of Lincoln, State of Nevada, bounded and described as follows: Parcel No. 4B of subsequent parcel map for Lane and Kristen Truman recorded February 2, 2004 in Book C, Page 25 as File No. 121725, filed in the Office of the County, Lincoln County, Nevada.

Lincoln County
Treasurer's Tax Deed

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty & Interest		
Parcel # 013-041-05						
20/21	Joseph J Botti	004804	\$312.92	\$113.86		\$426.78
21/22	Joseph J Botti	000585	\$316.29	\$86.62		\$402.91
22/23	Joseph J Botti	000580	\$316.29	\$100.99		\$417.28
			<u>\$945.50</u>	<u>\$301.47</u>		<u>\$1,246.97</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		Total
				Penalty & Interest		
Parcel # 013-041-28						
20/21	Jack W. Kindberg	004823	\$101.24	\$39.64		\$140.88
21/22	Jack W. Kindberg	002411	\$102.26	\$31.11		\$133.37
22/23	Jack W. Kindberg	002390	\$102.26	\$66.96		\$169.22
			<u>\$305.76</u>	<u>\$137.71</u>		<u>\$443.47</u>

Legal Description: Lot Thirty-two (32), Parcel Four (4) HIGHLAND KNOLLS, as shown by map thereof on file in Book "A" of Plats, Page 100, Lincoln County, Nevada records.

Year	Assessed Owner	Roll #	Taxes	Amounts Owed		Total
				Penalty & Interest		
Parcel # 014-070-07						
20/21	Travis Madison Brown	005172	\$223.53	\$84.87		\$308.40
21/22	Travis Madison Brown	000672	\$225.72	\$65.50		\$291.22
22/23	Travis Madison Brown	000661	\$226.38	\$89.15		\$315.53
			<u>\$675.63</u>	<u>\$239.52</u>		<u>\$915.15</u>

Legal Description: Parcel 3 as disclosed by that certain Survey Map as recorded July 21, 1987, as entry No. 87241, in Book Plat A, Page 276 of the Official Records, pertaining to a portion of the S1/2 NE1/4 SE1/4 NW1/4 of Section 16, T5S, R69E, M.D.B.&M.

and on the first Monday in June, 2021 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, 2021, 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, 2021, 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, 2021 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:

Elayne Coroneos 3 Lowery Street Henderson, NV 89015	Robert Allan & Lynda Hansen PO Box 486 Pioche, NV 89043	Peter A Robinson PO Box 581 Pioche, NV 89043
Gary Perdue c/o Gwenevere Sutherland PO Box 255 Alamo, NV 89001	Travis Madison Brown PO Box 343 Caliente, NV 89008	Joe Michael Lytle HC 74 Box 240 Pioche, NV 89043
Mascot Silver Mines c/o Carol Shanks 351 Country Club Pkwy Spring Creek, NV 89815	Jerry Blevins 56 Laswell Street Henderson, NV 89015	Jamie Wong c/o Chris Knight PO Box 10541 Honolulu, HI 96816
Alfredo A Salazar 6424 Gessler Court Las Vegas, NV 89118	Joseph J Botti c/o Ella Bonnet 9792 Hickory Crest Court Las Vegas, NV 89147	Jack W. Kindberg 3980 E. Vegas Valley Drive Las Vegas, NV 89121

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 5th day of June, 2023, before me, Lola Devlin, the sworn deputy, 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.



Lola Devlin, Deputy County Clerk and
Ex-officio Clerk of the Seventh
Judicial District Court of the
County of Lincoln, State of Nevada