

CITY OF CARSON CITY  
AGENDA REPORT

Item #5

Date Submitted: 08/3/07

Agenda Date Requested: August 16, 2007

Time Requested: Consent Agenda

To: Mayor & Board of Supervisors

From: Al Kramer, Carson City Treasurer

**Subject Title:** Action to order and direct the Carson City Treasurer to sell the following properties APN #8-173-30 at 2430 Bunch Wy for \$2,373.37; #8-241-16 at 3229 Champion St for \$2,330.35; #8-263-12 at 2225 Star Wy for \$5,453.51; #8-384-34 at 5354 Hwy 50 East for \$12,017.13; #8-591-01 at 3501 Sherman Ln for \$2,312.85; and #010-364-08 at 141 Riparian Wy for \$6,185.48 after giving notice of sale, for a total amount not less than the amount of taxes, costs, penalties and interest legally chargeable against the property as stated in the order.

**Staff Summary:** Per NRS 361.595, Section 2. If the property is to be sold, the board of county commissioners may make an order, to be entered on the record of its proceedings, directing the county treasurer to sell the property particularly described therein, after giving notice of sale, for a total not less than the amount of the taxes, costs, penalties and interest legally chargeable against the property as stated in the order.

**Type Of Action Requested:** (Check One)

Resolutions

Ordinance

Formal Action/Motion

Other (Specify)

**Does this action require a Business Impact Statement:**  Yes  No

**Recommended Board Action:** I move to approve the action to order and direct the Carson City Treasurer to sell the following properties APN #8-173-30 2430 at 2430 Bunch Wy for \$2,373.37; #8-241-16 at 3229 Champion St for \$2,330.35; #8-263-12 at 2225 Star Wy for \$5,453.51; #8-384-34 at 5354 Hwy 50 East for \$12,017.13; #8-591-01 at 3501 Sherman Ln for \$2,312.85; and #010-364-08 at 141 Riparian Wy for \$6,185.48 after giving notice of sale, for a total amount not less than the amount of taxes, costs, penalties and interest legally chargeable against the property as stated in the order.

**Explanation for Recommended Board Action:** Six parcels of Real Property are delinquent and Carson City has taken a deed as required by Nevada Revised Statutes. The next step is to proceed to recover tax delinquencies on these parcels. The total amount currently due including delinquency is \$30,672.69.

**Applicable Statute, Code, Policy, Rule or Regulation:** NRS 361.595, Section 2

**Fiscal Impact:** \$30,672.69 in Tax Revenue to be generated

**Explanation of Impact:** Collection of delinquent taxes

**Funding Source:** Real Property Taxes

**Alternatives:** Do not approve

**Supporting Material:** Treasurer Orders to Sale; Summary of delinquency; and Assessor's Appraised Taxable values for each parcel.

Prepared By: Christine Burchiel, Accounting Coordinator

Reviewed By: Alvin D. Chan Date: 8-7-07  
(Department Head)

Concurrences: [Signature] Date: 8/7/07  
(City Manager)

Melanie Burkotta Date: 8-7-07  
(District Attorney)

[Signature] Date: 8/7/7  
(Finance Director)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
\_\_\_\_\_ 2) \_\_\_\_\_ \_\_\_\_\_

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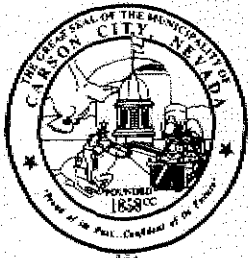
(Vote Recorded By)

**List of Delinquent Properties Carson City has Recorded a Deed:**

<u>Name of Taxpayer</u>	<u>Parcel #</u>	<u>Yrs Del.</u>	<u>Amount Del *</u>	<u>Date Recorded</u>
Howard, Wayne & Carlene	#8-173-30	3	\$2,373.37	06/04/2007
Clymer, Virginia M.	#8-241-16	3	\$2,330.35	06/04/2007
Salas, Jose & Et Al	#8-263-12	3	\$5,453.51	06/04/2007
Fischer, Paul J. & Yolanda H.	#8-384-34	3	\$12,017.13	06/04/2007
Revell, Frank & Esther	#8-591-01	3	\$2,312.85	06/04/2007
Picton, James R & Victoria A.	#10-364-08	3	\$6,185.48	06/04/2007

**As of August 1, 2007 Total Delinquent Now Due: \$30,672.69**

\*Includes penalties. Penalties accrue monthly.



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

DATE: July 16, 2007  
TO: Dave Dawley, Carson City Assessor  
FROM: Christine Burchiel, Accounting Coordinator  
SUBJECT: PROPERTY APPRAISALS ON CERTAIN PARCELS IN CARSON CITY WHERE CARSON CITY HAS TAKEN TRUSTEE DEEDS

The Carson City Treasurer's Office has taken a trustee deed on the parcels listed below and we are in the process of going to the Board of Supervisors for Direction and Order to Sale these properties. Please provide this office with the current appraised "taxable" value of the parcels listed below as of this date.

<u>PARCEL#</u>	<u>TAX YEAR</u>	<u>APPRAISED TAXABLE VALUE</u>
#008-173-30	2006-2007	\$ 64,257
#008-241-16	2006-2007	\$ 65,734
#008-263-12	2006-2007	\$ 138,877
#008-384-34	2006-2007	\$ 341,271
#008-591-01	2006-2007	\$ 57,531
#010-364-08	2006-2007	\$ 202,000
	<b>TOTAL VALUE</b>	<b><u>\$ 869,670</u></b>

Please utilize this notice to mark in the appraised "taxable" value of this property.

As this information is needed to be included with the agenda packet that is going to the Board of Supervisors, this information is needed at your earliest convenience.

**ALVIN P. KRAMER, TREASURER**

201 North Carson Street, Suite #5 • Carson City, Nevada 89701  
(775) 887-2092 • Fax: (775) 887-2102

Treasurer  
Extension  
1500

Tax Receiver  
Extension  
1504

Business License  
Extension  
1503 & 1505

Parking Enforcement  
Extension  
1504

Water/Sewer Collection  
Extension  
1505

**NOTICE AND ORDER FOR SALE OF REAL PROPERTY**  
**KNOWN AS APN #008-173-30 TO RECOVER TAX DELINQUENCY**

NOTICE IS HEREBY GIVEN that on **August 16, 2007**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Alvin P. Kramer to sell the real property described below:

**APN #008-173-30**

**ALSO KNOWN AS: 2430 Bunch Wy**  
**SEE ATTACHED EXHIBIT "A"**

Alvin P. Kramer shall conduct said sale by way of auction on Tuesday, **February 19, 2008** commencing at 9:00 a.m. The location of said sale shall be the Carson City Court House, 885 E. Musser St, Carson City, Nevada.

Written bids may be submitted any time prior to **February 19, 2008** on the day of the auction at the appointed time. Said written bids submitted prior to **February 19, 2008** should be sent to Alvin P. Kramer, Carson City Treasurer, 201 N. Carson St., #5, Carson City, Nevada. Oral bids may also be made at the auction.

No written or oral bid may be less than **\$2,373.37** plus any penalties and administrative fees including title searches accruing after **August 1, 2007**. The successful bidder must pay the full amount at the time of sale in the form of cash or a cashier's check.

This notice and order of sale shall be posted in at least three public places in Carson City, including the Carson City Courthouse and on the above-described property to be sold, for a period of not less than

EXHIBIT "A"

All that certain real property situated in Carson City, State of Nevada, described as follows:

Beginning at a point from which the 1/4 corner common to Sections 9 and 10, Township 15 North, Range 20 East, M.D.B. & M., bears North 89°50' East, a distance of 1323.10 feet; thence North 0°01' East, a distance of 659.80 feet to a point; thence North 0°01' East, a distance of 659.80 feet to a point; thence North 89°50' East, a distance of 198 feet to a point; thence South 0°01' West, a distance of 121.85 feet to the TRUE POINT OF BEGINNING; thence North 89°50' East, a distance of 102.00 feet to a point; thence South 0°01' West, a distance of 80 feet to a point; thence South 89°50' West, a distance of 150 feet to a point; thence North 0°01' East, a distance of 80 feet to a point; thence North 89°50' East, a distance of 48 feet to the TRUE POINT OF BEGINNING. Being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 15 North, Range 20 East, M.D.B. & M.

EXCEPTING from the herein described parcel, all that portion lying within bunch Street on the East.

RECORD  
FIRST CENTENNIAL TITLE CO.  
'94 OCT 17 P2:54

CC-20545-S11  
TLW

000168081

JW  
FB  
368396

000168081

20 days before **February 19, 2008** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **February 19, 2008**.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_,  
2007.

AYES: Supervisors \_\_\_\_\_

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NAYES: Supervisor \_\_\_\_\_

ABSENT: Supervisor \_\_\_\_\_

\_\_\_\_\_

Marv Teixeira, Mayor

ATTEST:

\_\_\_\_\_  
Alan Glover, Clerk-Recorder

**NOTICE AND ORDER FOR SALE OF REAL PROPERTY**  
**KNOWN AS APN #008-173-30 TO RECOVER TAX DELINQUENCY**

NOTICE IS HEREBY GIVEN that on **August 16, 2007**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Alvin P. Kramer to sell the real property described below:

**APN #008-241-16**

ALSO KNOWN AS: **3229 Champion St.**

SEE ATTACHED EXHIBIT "A"

Alvin P. Kramer shall conduct said sale by way of auction on **Tuesday, February 19, 2008** commencing at 9:00 a.m. The location of said sale shall be the Carson City Court House, 885 E. Musser St, Carson City, Nevada.

Written bids may be submitted any time prior to **February 19, 2008** on the day of the auction at the appointed time. Said written bids submitted prior to **February 19, 2008** should be sent to Alvin P. Kramer, Carson City Treasurer, 201 N. Carson St., #5, Carson City, Nevada. Oral bids may also be made at the auction.

No written or oral bid may be less than **\$2,330.35** plus any penalties and administrative fees including title searches accruing after **August 1, 2007**. The successful bidder must pay the full amount at the time of sale in the form of cash or a cashier's check.

This notice and order of sale shall be posted in at least three public places in Carson City, including the Carson City Courthouse and on the above-described property to be sold, for a period of not less than



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WHEN RECORDED RETURN TO:

VIRGINIA M. CLYMER  
3229 CHAMPION WAY  
CARSON CITY, NEVADA 89706

AFFIDAVIT OF SURVIVING JOINT TENANT

STATE OF NEVADA        )  
                              : ss  
CARSON CITY            )

VIRGINIA M. CLYMER, being first duly sworn, under penalty of perjury, deposes and says:

1. That BERL JACK CLYMER, aka JACK B. CLYMER did die on the 16th day of October, 1990. A certified copy of the death certificate is attached hereto, marked Exhibit "A" and incorporated herein.

2. That your Affiant is the widow of the Decedent, BERL JACK CLYMER, aka JACK B. CLYMER and the Decedent and your Affiant did own and possess the hereinafter described parcel of real property located in Carson City, State of Nevada, and more particularly described as follows, to-wit:

All that certain real property situate in the County of Carson City, State of Nevada, described as follows:

Lot 16 in Plock D, as shown on the map of EAGLE VALLEY MOBILE HOMES ESTATES UNIT NO. 4, filed on October 11, 1967

3. That your Affiant and said BERL JACK CLYMER, aka JACK B. CLYMER, the decedent, did own, possess and were sized of said real property as Joint Tenants, per a Grant, Bargain, Sale Deed

368395

20 days before **February 19, 2008** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **February 19, 2008**.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_,  
2007.

AYES: Supervisors \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYES: Supervisor \_\_\_\_\_

ABSENT: Supervisor \_\_\_\_\_

\_\_\_\_\_  
Marv Teixeira, Mayor

ATTEST:

\_\_\_\_\_  
Alan Glover, Clerk-Recorder

**NOTICE AND ORDER FOR SALE OF REAL PROPERTY**  
**KNOWN AS APN #008-173-30 TO RECOVER TAX DELINQUENCY**

NOTICE IS HEREBY GIVEN that on **August 16, 2007**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Alvin P. Kramer to sell the real property described below:

**APN #008-263-12**

ALSO KNOWN AS: **2225 Star Wy**  
SEE ATTACHED EXHIBIT "A"

Alvin P. Kramer shall conduct said sale by way of auction on Tuesday, **February 19, 2008** commencing at 9:00 a.m. The location of said sale shall be the Carson City Court House, 885 E. Musser St, Carson City, Nevada.

Written bids may be submitted any time prior to **February 19, 2008** on the day of the auction at the appointed time. Said written bids submitted prior to **February 19, 2008** should be sent to Alvin P. Kramer, Carson City Treasurer, 201 N. Carson St., #5, Carson City, Nevada. Oral bids may also be made at the auction.

No written or oral bid may be less than **\$5,453.51** plus any penalties and administrative fees including title searches accruing after **August 1, 2007**. The successful bidder must pay the full amount at the time of sale in the form of cash or a cashier's check.

This notice and order of sale shall be posted in at least three public places in Carson City, including the Carson City Courthouse and on the above-described property to be sold, for a period of not less than

w 19875CTC  
Affix R.P.T.T. \$30.25

### GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That

Jose L. Salas and Alma Salas, husband and wife,  
in consideration of \$10,00 and other valuable consideration, the receipt of which is hereby  
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Jose L. Salas and Alma D. Salas, husband and wife, and Orlando R. Gomez, an unmarried man, and  
Melissa Salas, an unmarried woman, as joint tenants,  
all that real property situated in the County of Carson City, State of Nevada, bounded and described as  
follows:


Lot 12 in Block C, as shown on the map of Eagle Valley Mobile Home Estates Unit No. 4, filed in the  
office of the County Recorder of Ormsby County, (now Carson City), Nevada on October 11, 1967 in Book  
2 of Maps, Page 310, as File No. 28210.

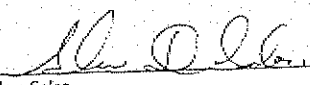
APN: 8-263-12

- Subject to:
1. Taxes for the current fiscal year, paid current.
  2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

Witness my hand(s) this 07 day of January, 1999.

  
\_\_\_\_\_  
Jose L. Salas

  
\_\_\_\_\_  
Alma Salas

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF Washoe )

Escrow No. 98136039-052-SA

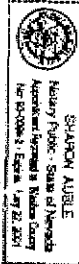
When recorded, mail to:

On this January 8, 1999  
R. Gomez and Melissa Salas  
appeared before me, a Notary Public,  
Jose T. Salas and Alma Salas

Jose T. Salas and Alma D. Salas and Orlando  
one  
Orlando R. Gomez & Melissa Salas  
2225 Star Way  
Carson City, Nv. 89704

personally known or proven to me to be the  
person(s) whose name(s) is/are subscribed to the  
above instrument, who acknowledged that  
he/she/they executed the instrument for the  
purposes therein contained.

  
\_\_\_\_\_  
Notary Public



FILED FOR RECORD  
AT THE REQUEST OF  
**WESTERN TITLE COMPANY INC.**  
99 JAN 20 P1:14

FILE NO. 228991  
SCAN NUMBER  
CARSON CITY REC. ORDER  
FILED 2001

368393

228991

20 days before **February 19, 2008** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **February 19, 2008**.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_,  
2007.

AYES: Supervisors \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYES: Supervisor \_\_\_\_\_

ABSENT: Supervisor \_\_\_\_\_

\_\_\_\_\_  
Marv Teixeira, Mayor

ATTEST:

\_\_\_\_\_  
Alan Glover, Clerk-Recorder

**NOTICE AND ORDER FOR SALE OF REAL PROPERTY**  
**KNOWN AS APN #008-173-30 TO RECOVER TAX DELINQUENCY**

NOTICE IS HEREBY GIVEN that on **August 16, 2007**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Alvin P. Kramer to sell the real property described below:

**APN #008-384-34**

**ALSO KNOWN AS: 5354 Hwy 50 East**  
**SEE ATTACHED EXHIBIT "A"**

Alvin P. Kramer shall conduct said sale by way of auction on Tuesday, **February 19, 2008** commencing at 9:00 a.m. The location of said sale shall be the Carson City Court House, 885 E. Musser St, Carson City, Nevada.

Written bids may be submitted any time prior to **February 19, 2008** on the day of the auction at the appointed time. Said written bids submitted prior to **February 19, 2008** should be sent to Alvin P. Kramer, Carson City Treasurer, 201 N. Carson St., #5, Carson City, Nevada. Oral bids may also be made at the auction.

No written or oral bid may be less than **\$12,017.13** plus any penalties and administrative fees including title searches accruing after **August 1, 2007**. The successful bidder must pay the full amount at the time of sale in the form of cash or a cashier's check.

This notice and order of sale shall be posted in at least three public places in Carson City, including the Carson City Courthouse and on the above-described property to be sold, for a period of not less than

WHEN RECORDED, MAIL TO:

CARSON CITY AUTOMOTIVE  
1100 E. William Street  
Carson City, Nevada 89701  
Attn.: Paul J. Fischer and Yolanda H. Fischer

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

N.R.P.T.T. - \$82.50

Escrow No. CC-16033-KH/RB

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That PEGGY SUE ALESSIO, a widow; RICHARD BILY, a single man; RAY AND HELEN BILY 1987 FAMILY TRUST; CAROL ANN BILY, a single woman; and ROBERT BILY, a married man, doing business under the name and style of A & B ASSOCIATES, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell, and Convey to PAUL J. FISCHER and YOLANDA H. FISCHER, husband and wife, as joint tenants with full right of survivorship, and the heirs and assigns of such Grantees forever, all that real property situated in the Carson City, State of Nevada, bounded and described as follows:

LOT W3, of Parcel Map 1720 for A & B ASSOCIATES, according to the map thereof, filed in the office of the County Recorder of Carson City, Nevada, on September 29, 1989, in Book 6 of Maps, Page 1720, as File No. 91060.

Parcel No. 8-384-34

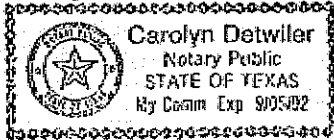
Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues, or profits thereof.

Witness by our hands this 12th day of April, 1991.

STATE OF Dallas Texas )  
COUNTY OF Dallas ) :ss.

On April 12, 1991, personally appeared before me, a Notary Public, PEGGY SUE ALESSIO, a widow, who acknowledged that she executed the above instrument.

Carolyn Detwiler  
Notary Public

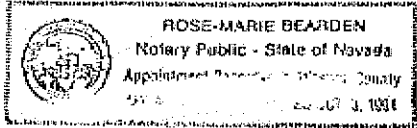


Peggy Sue Alessio  
PEGGY SUE ALESSIO, a widow

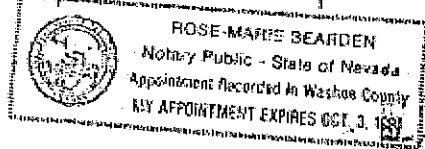
STATE OF NEVADA )  
COUNTY OF Carson City ) :ss.

On April 15, 1991, personally appeared before me, a Notary Public, RICHARD BILY, a single man, who acknowledged that he executed the above instrument.

Richard Bily  
Notary Public



Richard Bily  
RICHARD BILY, a single man



368394

115115

20 days before **February 19, 2008** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **February 19, 2008**.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_,  
2007.

AYES: Supervisors \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYES: Supervisor \_\_\_\_\_

ABSENT: Supervisor \_\_\_\_\_

\_\_\_\_\_  
Marv Teixeira, Mayor

ATTEST:

\_\_\_\_\_  
Alan Glover, Clerk-Recorder



**NOTICE AND ORDER FOR SALE OF REAL PROPERTY**  
**KNOWN AS APN #008-173-30 TO RECOVER TAX DELINQUENCY**

NOTICE IS HEREBY GIVEN that on **August 16, 2007**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Alvin P. Kramer to sell the real property described below:

**APN #008-591-01**

**ALSO KNOWN AS: 3501 Sherman Ln**

**SEE ATTACHED EXHIBIT "A"**

Alvin P. Kramer shall conduct said sale by way of auction on **Tuesday, February 19, 2008** commencing at 9:00 a.m. The location of said sale shall be the Carson City Court House, 885 E. Musser St, Carson City, Nevada.

Written bids may be submitted any time prior to **February 19, 2008** on the day of the auction at the appointed time. Said written bids submitted prior to **February 19, 2008** should be sent to Alvin P. Kramer, Carson City Treasurer, 201 N. Carson St., #5, Carson City, Nevada. Oral bids may also be made at the auction.

No written or oral bid may be less than **\$2,312.85** plus any penalties and administrative fees including title searches accruing after **August 1, 2007**. The successful bidder must pay the full amount at the time of sale in the form of cash or a cashier's check.

This notice and order of sale shall be posted in at least three public places in Carson City, including the Carson City Courthouse and on the above-described property to be sold, for a period of not less than

**WESTERN TITLE COMPANY, INC**

APN: 008-591-01  
RPTT \$452.40

2004 SEP 24 PM 3:42

FILE NO. 325522  
ALAN GLOVER  
CARSON CITY RECORDER  
FEES 500 DEP L

	<b>WHEN RECORDED MAIL TO:</b>
Name	Frank Revell
Street	PO BOX 911
Address	
City,State	CARSON CITY, NV 89701
Zip	
	<b>MAIL TAX STATEMENTS TO:</b>
Name	Frank Revell
Street	PO BOX 911
Address	
City,State	CARSON CITY, NV 89702
Zip	
Order	00027388-501- CLD
No.	

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lisa Schneider, an unmarried woman, an unmarried person, do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to Frank Revell and Esther Revell, husband and wife, husband and wife, as joint tenants and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Carson City, State of Nevada bounded and described as follows:

**All that certain lot, piece or parcel of land situate in Carson City, State of Nevada, described as follows:**

Lot 1 of FRONTIER TRAILER ESTATES, according to the map thereof, filed in the office of the County Recorder of Carson City, State of Nevada, on December 22, 1972, in Book 2 of Maps, Page 390, as Document No. 14837.

325522

368390

20 days before **February 19, 2008** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **February 19, 2008.**

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_,  
2007.

AYES: Supervisors \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYES: Supervisor \_\_\_\_\_

ABSENT: Supervisor \_\_\_\_\_

\_\_\_\_\_

Marv Teixeira, Mayor

ATTEST:

\_\_\_\_\_  
Alan Glover, Clerk-Recorder

**NOTICE AND ORDER FOR SALE OF REAL PROPERTY**  
**KNOWN AS APN #008-173-30 TO RECOVER TAX DELINQUENCY**

NOTICE IS HEREBY GIVEN that on **August 16, 2007**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Alvin P. Kramer to sell the real property described below:

**APN #010-364-08**

ALSO KNOWN AS: **141 Riparian Wy**  
SEE ATTACHED EXHIBIT "A"

Alvin P. Kramer shall conduct said sale by way of auction on Tuesday, **February 19, 2008** commencing at 9:00 a.m. The location of said sale shall be the Carson City Court House, 885 E. Musser St, Carson City, Nevada.

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No written or oral bid may be less than **\$6,185.48** plus any penalties and administrative fees including title searches accruing after **August 1, 2007**. The successful bidder must pay the full amount at the time of sale in the form of cash or a cashier's check.

This notice and order of sale shall be posted in at least three public places in Carson City, including the Carson City Courthouse and on the above-described property to be sold, for a period of not less than

This Document is being re-recorded to correct the Grantee

A.P. NO. 10-364-08  
R.P.T.T. 50

WHEN RECORDED MAIL TO:  
James and Victoria Picton  
141 Riparian Way  
Carson City, NV. 89701

THIS INSTRUMENT IS BEING RECORDED AS AN  
ACCOMMODATION ONLY. NO LIABILITY EXPRESS  
OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY  
OR VALIDITY NOR AS TO ITS EFFECT, IF ANY,  
UPON TITLE TO ANY REAL PROPERTY DESCRIBED  
THEREIN.

FIRST AMERICAN TITLE CO.

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

James R. Picton and Victoria A. Picton, Successor Trustees of the Celeste P. Schaezel Trust  
dated March 19, 1990

do(es) hereby GRANT, BARGAIN and SELL to

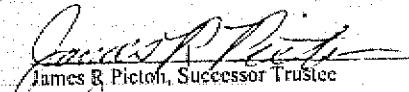
James R. Picton and Victoria A. Picton, Successor Trustees of the Celeste P. Schaezel Trust  
dated March 19, 1990 husband and wife as joint tenants

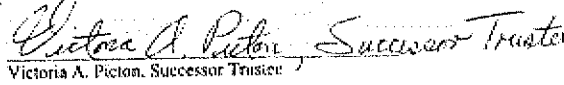
the real property situate in the County of Carson City, State of Nevada, described as follows:

Lot 82, in Block E, of Riverview Terrace, a planned unit development, according to the map thereof, filed in the office of the  
county recorder of Carson City, Nevada, on May 18, 1979, in Book 3 of Maps, Page 742 as File No. 87816

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water  
rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issue or profits  
thereof.

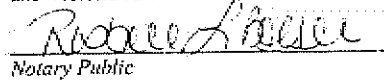
Dated: April 25, 2001

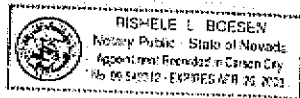
  
James R. Picton, Successor Trustee

  
Victoria A. Picton, Successor Trustee

STATE OF NEVADA  
COUNTY OF Carson City

This instrument was acknowledged before me on April 27, 2001, by James R. Picton  
and Victoria A. Picton

  
Notary Public

  
RISHELLE L. BOESEN  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No. 06542012 - EXPIRES APR 26, 2013

FILED FOR RECORD  
AT THE REQUEST OF  
FIRST AMERICAN TITLE CO.  
01 APR 27 P1 02

FILE NO. 260958  
ALL APPLICABLE  
RECORDING FEES PAID  
APR 27 2001

368397

260958

264713

20 days before **February 19, 2008** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **February 19, 2008.**

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_,  
2007.

AYES: Supervisors \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYES: Supervisor \_\_\_\_\_

ABSENT: Supervisor \_\_\_\_\_

\_\_\_\_\_

Marv Teixeira, Mayor

ATTEST: \_\_\_\_\_

Alan Glover, Clerk-Recorder