

RESOLUTION NO. 4410

(Authorizing the City Clerk to sell Certificates of Sale for APN 160-26-611-003 and APN 160-26-611-006 pursuant to NRS 271.575, and approving the Transfer of Certificates of Sale)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, AUTHORIZING THE CITY CLERK TO SELL CERTIFICATES OF SALE FOR APN 160-26-611-003 AND APN 160-26-611-006 PURSUANT TO NRS 271.575, AND APPROVING THE TRANSFER OF CERTIFICATES OF SALE.

WHEREAS, the City Council of the City of Henderson, Nevada (the "City Council") created the City of Henderson, Nevada, Local Improvement District No. T-16 (The Falls at Lake Las Vegas) (the "District") pursuant to Ordinance No. 2323 adopted by the City Council on April 12, 2005 (as amended on January 21, 2014, by Ordinance No. 3120 and further amended on June 21, 2016, by Ordinance No. 3351, collectively, the "Creation Ordinance"); and

WHEREAS, pursuant to the Creation Ordinance, the City Council levied Assessments (as defined in the Creation Ordinance) on the property within the District in accordance with, and as set forth in, the Assessment Roll (as defined in the Creation Ordinance); and

WHEREAS, parcel APN 160-26-611-003, described as Lake Las Vegas Falls-Parent Final Map AMD, Plat Book 133 Page 63 Lot FF-1A, and parcel APN 160-26-611-006, described as Lake Las Vegas Falls-Parent Final Map AMD, Plat Book 133 Page 63 Lot S-18A, are located within the District, and have been levied assessments; and

WHEREAS, the assessments for parcels APN 160-26-611-003 and APN 160-26-611-006 (collectively, the "Properties") were not paid when due; and

WHEREAS, pursuant to NRS Chapter 271, a duly noticed and authorized sale of properties for default on special assessments was held on October 22, 2019, which included the Properties; and

WHEREAS, the Properties were stricken off to the City on October 22, 2019, for the whole amount of the assessment due, including interest, penalties and costs, which were \$188,563.19 for APN 160-26-611-003, and \$162,571.81 for APN 160-26-611-006, resulting in the City being the holder of the Certificates of Sale, copies of which are attached as Exhibit A, consisting of two pages; and

WHEREAS, the statutory redemption period for the Properties set forth in NRS 271.595(1) has passed; and

WHEREAS, the City has received an offer to purchase the Certificates of Sale for the outstanding balance due, including interest as allowed by statute; and

Authorizing the City Clerk to sell Certificates of Sale for APN 160-26-611-003 and APN 160-26-611-006 pursuant to NRS 271.575, and approving the Transfer of Certificates of Sale

WHEREAS, NRS 271.575 allows the City Clerk to sell the Certificates of Sale after the expiration of the period of redemption if authorized by the City Council; and

WHEREAS, the City Clerk desires to sell the Certificates of Sale in accordance with the terms set forth in the Transfer of Certificates of Sale, attached as Exhibit B, consisting of one page; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that:

SECTION 1. The recitals set forth above are true and correct in all respects.

SECTION 2. The City Council of the City of Henderson hereby authorizes the City Clerk to sell and transfer the Certificates of Sale and to execute the Transfer of Certificates of Sale, attached as Exhibit B.

SECTION 3. The officers and employees of the City of Henderson be authorized and directed to do, or cause to be done, all acts and things necessary or appropriate to effectuate the provisions of this Resolution.

SECTION 4. The Resolution shall take effect immediately upon its adoption and approval.

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Resolution No. 4410

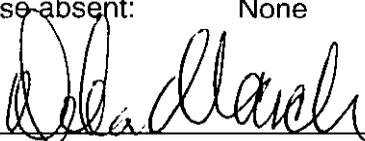
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Authorizing the City Clerk to sell Certificates of Sale for APN 160-26-611-003 and APN 160-26-611-006 pursuant to NRS 271.575, and approving the Transfer of Certificates of Sale

PASSED, ADOPTED, AND APPROVED THIS 6TH DAY OF OCTOBER, 2020, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:
Debra March, Mayor
Councilmembers:
John F. Marz
Michelle Romero
Dan K. Shaw
Dan H. Stewart

Those voting nay: None
Those abstaining: None
Those absent: None



Debra March, Mayor

ATTEST:



Stacey Brownfield, MMC, Asst City Clerk

160-26-611-003

Inst #: 20191030-0001925
Fees: \$40.00
10/30/2019 11:52:20 AM
Receipt #: 3885659
Requestor:
HENDERSON CITY (AMG)
Recorded By: KVHO Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

CITY OF HENDERSON, NEVADA
CERTIFICATE OF SALE

Pursuant to Nevada Revised Statutes Chapter 271, Consolidated Local Improvement Laws, a duly noticed and authorized sale of properties for default on special assessments was conducted.

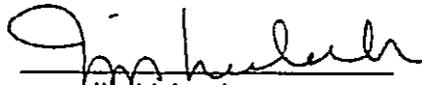
The sale was held on **OCTOBER 22, 2019** and the herein described property was **STRICKEN OFF** to: **CITY OF HENDERSON, 240 WATER ST, HENDERSON, NV 89015**, for the owner's failure to cure the delinquency or in the alternative pay the entire amount of the assessment due.

Parcel #160-26-611-003, City of Henderson Local Improvement District #T-16, being owned by **TERRA QUAIL SPRINGS CORP, C/O TRUSTEE CLARK COUNTY TREASURER**, according to the latest assessment roll and described as: **0, LAKE LAS VEGAS FALLS-PARENT FINAL MAP AMD, PLAT BOOK 133 PAGE 63 LOT FF-1A**.

This property was **STRICKEN OFF** for the whole amount of the assessment due, including interest, penalties and costs, which was **\$188,563.19** as of **OCTOBER 22, 2019**. Said interest and penalties are continuing to accrue during the statutory redemption period.

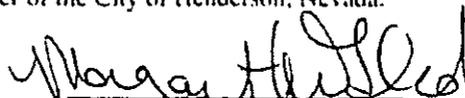
Purchaser, herein, is entitled to a deed to the above-described property after expiration of said redemption period which commenced on **OCTOBER 22, 2019**, unless the property is redeemed by the owner within the redemption period.

DATED this 29th day of **OCTOBER 2019**.

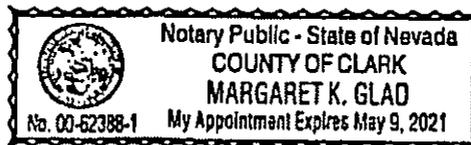

Jim McIntosh
Chief Financial Officer

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the **29th** day of **OCTOBER 2019** by **JIM MCINTOSH** as Chief Financial Officer of the City of Henderson, Nevada.


Margaret K. Glad
Notary Public

WHEN RECORDED MAIL TO:
CITY OF HENDERSON
240 WATER ST
HENDERSON, NV 89015



160-26-611-006

Inst #: 20191030-0001926
Fees: \$40.00
10/30/2019 11:52:20 AM
Receipt #: 3885659
Requestor:
HENDERSON CITY (AMG)
Recorded By: KVHO Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

CITY OF HENDERSON, NEVADA
CERTIFICATE OF SALE

Pursuant to Nevada Revised Statutes Chapter 271, Consolidated Local Improvement Laws, a duly noticed and authorized sale of properties for default on special assessments was conducted.

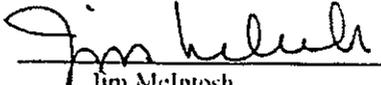
The sale was held on **OCTOBER 22, 2019** and the herein described property was **STRICKEN OFF** to: **CITY OF HENDERSON, 240 WATER ST, HENDERSON, NV 89015**, for the owner's failure to cure the delinquency or in the alternative pay the entire amount of the assessment due.

Parcel #160-26-611-006, City of Henderson Local Improvement District #T-16, being owned by **TERRA QUAIL SPRINGS CORP, C/O TRUSTEE CLARK COUNTY TREASURER**, according to the latest assessment roll and described as: **0, LAKE LAS VEGAS FALLS-PARENT FINAL MAP AMD, PLAT BOOK 133 PAGE 63 LOT S-18A**.

This property was **STRICKEN OFF** for the whole amount of the assessment due, including interest, penalties and costs, which was **\$162,571.81** as of **OCTOBER 22, 2019**. Said interest and penalties are continuing to accrue during the statutory redemption period.

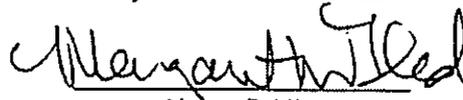
Purchaser, herein, is entitled to a deed to the above-described property after expiration of said redemption period which commenced on **OCTOBER 22, 2019**, unless the property is redeemed by the owner within the redemption period.

DATED this 29th day of **OCTOBER 2019**.


Jim McIntosh
Chief Financial Officer

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the 29th day of **OCTOBER 2019** by **JIM MCINTOSH** as Chief Financial Officer of the City of Henderson, Nevada.


Notary Public

WHEN RECORDED MAIL TO:
CITY OF HENDERSON
240 WATER ST
HENDERSON, NV 89015



160-26-611-003, 160-26-611-006

CITY OF HENDERSON, NEVADA
TRANSFER CERTIFICATE OF SALE

Pursuant to Nevada Revised Statutes Chapter 271, Consolidated Local Improvement Laws, a duly noticed and authorized sale of properties for default on special assessments was conducted and Certificates of Sale prepared, due to default on special assessments for City of Henderson Local Improvement District #T-16 of (1) Parcel 160-26-611-003, owned by **TERRA QUAIL SPRINGS CORP, C/O TRUSTEE CLARK COUNTY TREASURER**, according to the latest assessment roll and also described as **LAKE LAS VEGAS FALLS-PARENT MAP AMD, PLAT BOOK 133 PAGE 63 LOT FF-1A**; and (2) Parcel APN 160-26-611-006, owned by **TERRA QUAIL SPRINGS CORP, C/O TRUSTEE CLARK COUNTY TREASURER**, according to the latest assessment roll and also described as **LAKE LAS VEGAS FALLS-PARENT FINAL MAP AMD, PLAT BOOK 133 PAGE 63 LOT S-18A**.

The sale was held on **October 22, 2019**, and the herein described properties were stricken off to the **CITY OF HENDERSON, 240 WATER ST, HENDERSON, NV 89015**, for the owner's failure to cure the delinquency or in the alternative pay the entire amount of the assessment due.

The **CITY OF HENDERSON CITY CLERK**, in her capacity as custodian of all Certificates of Sale for property sold or stricken off the assessment rolls to the **CITY OF HENDERSON**, hereby transfers the Certificates of Sale for the herein described property to: **RJRM ENTERPRISE, LLC A COLORADO LIMITED LIABILITY COMPANY** (the "Purchaser") who presented a cashier's receipt on **October 1, 2020** evidencing payment of the total amount of **THREE HUNDRED NINETY-THREE THOUSAND TWO HUNDRED SEVENTY-ONE DOLLARS and TWENTY CENTS (\$393,271.20)**, which includes the amount of **TWO HUNDRED ELEVEN THOUSAND ONE HUNDRED NINETY DOLLARS and SEVENTY-SEVEN CENTS (\$211,190.77)** due for Parcel 160-26-611-003, and the amount of **ONE HUNDRED EIGHTY-TWO THOUSAND EIGHTY DOLLARS and FORTY-THREE CENTS (\$182,080.43)** for Parcel 160-26-611-006, for the amount the properties described were stricken off to the **CITY OF HENDERSON**, plus interest at a rate of 1 percent per month as provided by statute.

Purchaser is entitled to a deed to the above-described properties upon the expiration of the applicable period of redemption as determined pursuant to subsection 1 of NRS 271.595, unless redemption is made.

DATED this October 6, 2020

CITY OF HENDERSON, NEVADA

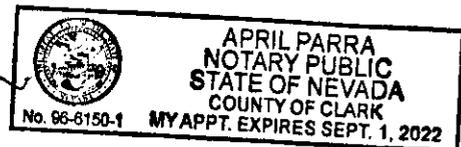
Sabrina Mercadante
for Sabrina Mercadante
City Clerk

STATE OF NEVADA)
SS.)
COUNTY OF CLARK)

This instrument was acknowledged before me on the Oct. 7, 2020 by Stacey Brownfield as ~~Sabrina Mercadante~~ as City Clerk of the City of Henderson, Nevada.

Witness my hand and official seal
Notary Public

Alfa



WHEN RECORDED MAIL TO:
CENTURY COMMUNITIES
ATTN: PAUL KENNER
6345 S. JONES BOULEVARD, SUITE 400
LAS VEGAS, NV 89118