

APN: 1220-04-115-004

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Hunter-Kelsey III, LLC dba Propel Tax
P.O. Box 100350
San Antonio, TX 78201

The undersigned affirms that this document
does not contain the personal information of
any party.

**PROPERTY TAX LIEN PAYMENT AGREEMENT
("Payment Agreement")**

County Parcel No.:	1220-04-115-004
Property Street Address:	1353 Bishops, Gardnerville, NV 89410 Douglas County
Property Owner:	Michael Johnson, Lisa Johnson
Property Owner's Mailing Address:	1353 Bishops Circle Gardnerville, NV 89410
Tax Lien Assignee:	Hunter-Kelsey III, LLC dba Propel Tax
Payment Address:	P.O. Box 679027 Dallas, TX 75267-9027
Tax Years Owed:	2020-2023
Tax Amount Paid:	\$7,090.66 (including all taxes, penalties, interest, fees, and costs owed)
Subject Property:	521: Town of Gardnerville; Block/Lot: B/74; Subdivision: Kingslane #3 being more particularly described as LOT 74 IN BLOCK B AS SHOWN ON THE PLAT OF KINGSLANE UNIT NO. 3B, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 26, 1977 IN BOOK 1077, PAGE 1588 AS FILE NO. 14385.

Payment for Assigned Tax Lien. Property Owner has authorized the county treasurer of Douglas County, Nevada to assign the property tax lien(s) on the Subject Property to Tax Lien Assignee and has directed Tax Lien Assignee to tender the Tax Amount Paid to said treasurer as consideration for the assignment. This Payment Agreement is secured by the tax lien(s) on the Subject Property which have been or will be assigned from said treasurer to the Tax Lien Assignee, in accordance with Chapter 361, Nevada Revised Statutes.

Promise to Pay. Property Owner promises to pay to the order of Tax Lien Assignee the Funds Advanced, and interest on the unpaid balance. "Funds Advanced" is defined as the Tax Amount Paid, together with transaction costs of \$7,090.66 as allowed by NRS Chapter 361. Payment is payable at the Payment Address and in accordance with the Terms of Payment. All unpaid Funds Advanced and accrued interest are due and payable on March 15, 2033. Within twenty (20) business days after Property Owner has paid in full the Funds Advanced plus interest and any charges for costs or fees as described herein, Tax Lien Assignee shall issue a release of the tax lien in accordance with Chapter 361, Nevada Revised Statutes.

Terms of Payment. The Funds Advanced shall bear interest at the rate of fourteen and 99/100ths percent per annum. The Funds Advanced, together with interest thereon, are due and payable to Tax Lien Assignee in equal monthly installments of one hundred fourteen and 35/100ths dollars (\$114.35) on the 15th day of each month, beginning on April 15, 2023 and continuing until the unpaid Funds Advanced, any accrued, unpaid interest, and any charges for costs or fees as described herein have been paid in full. Payments will be applied in the following order of priority: (i) any charges Property Owner owes to Tax Lien Assignee other than the Funds Advanced and interest as permitted by NRS Chapter 361; (ii) interest that is due; and (iii) Funds Advanced. Upon default, at the option of Tax Lien Assignee and when permitted by law, the outstanding balance of this Payment Agreement will accrue interest at the maximum rate permitted by law. Property Owner may pay off the unpaid Funds Advanced, any accrued, unpaid interest, and any charges for costs or fees at any time without prepayment penalty.

Payment of Fees and Costs. Tax Lien Assignee shall on its demand be paid back by Property Owner for all fees, costs and expenses incurred to enforce this Payment Agreement, with interest thereon at the rate chargeable on Funds Advanced, to the extent allowed by applicable law.

Charges. If the interest or other charges collected or to be collected on this Payment Agreement exceed the permitted legal limits, then (i) any such interest or charges shall be reduced to the permitted limit; and (ii) any sums collected which exceed the permitted limits will be either credited against the Funds Advanced or refunded to the Property Owner, at the option of the Tax Lien Assignee.

Late Charges for Overdue Payments. If Tax Lien Assignee has not received any monthly installment by the 15th day from the day when due, the Property Owner shall pay a late fee not to exceed five percent of the scheduled installment.

Default. A default exists under this Payment Agreement if Property Owner (i) fails to timely pay or perform any obligation or covenant in this Payment Agreement or any instrument securing or collateral to it; (ii) does not pay when due any subsequent year's ad valorem taxes on the Subject Property; or (iii) enters into an agreement with a party other than Tax Lien Assignee for the payment of such taxes.

Collection and Foreclosure. If a default exists under this Payment Agreement, Tax Lien Assignee may (i) declare all the unpaid balance of the Funds Advanced and all other amounts due and unpaid hereon immediately due and payable; (ii) bring an action to collect the amounts due under the agreement in the manner provided by law for the enforcement of contracts in writing; and/or (iii) bring an action to collect the amounts due in the manner provided by NRS 361.625 to 361.730, inclusive, except insofar as any provision of those sections applies only to the district attorney of the county or an action commenced by such district attorney.

Miscellaneous. Each person signing this Payment Agreement is fully and personally obligated to keep all of the promises made in this Payment Agreement. When the context requires, singular nouns and pronouns include the plural.

PROPERTY OWNER(S):

Michael Johnson 3-4-23
Michael Johnson Date

Lisa Johnson 3/4/23
Lisa Johnson Date

STATE OF NEVADA §
COUNTY OF Douglas §

This instrument was acknowledged before me on the 4th day of March, 2023 by Michael Johnson, Lisa Johnson.

G. J. Pike

SEAL OF OFFICE:

NOTARY PUBLIC
State of Nevada

PREPARED IN THE LAW OFFICE OF:
Kohm & Associates, P.C.

