

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Shauna Bradley, Director of Real Property Management

Recommendation:

Approve and authorize the Clark County District Attorney's Office (CCDA) to file a quiet title action in the appropriate court to clear title to property, located within the Wetlands Park area, known as Assessor's Parcel Number 160-22-410-027; and authorize the CCDA or the Director of Real Property Management or her designee to sign any other documents related thereto. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

On April 19, 2004, Clark County (County) acquired Assessor's Parcel Number 160-22-410-027 located within the Wetlands Park (Property). Unbeknownst to the County, the seller of the Property only had a 33.3% interest in the Property leaving a 66.7% interest with unknown owners and created a taxable real property interest.

Since then, the County has paid the unpaid taxes generated from the 66.7% interest and was issued a Trustee's Deed three (3) separate times on 8/28/1973, 11/7/2007 and 6/19/2013.

In 2023, Real Property Management was notified once more of unpaid taxes due to the 66.7% interest.

Upon investigation, the title to the Property shows as County of Clark, a Political Subdivision of the State of Nevada and William G. Arrowood and D A Arrowood. However, after pulling all of the deeds on the Property, D A Arrowood never owned the Property and there have been at least 5 different breaks in title with overlapping and unsubstantiated ownership since 1930, including another Tax Deed to the County on 9/15/1943 for 100% interest of the Property.

In order to clear title in the County's name, a quiet title action must be completed. Commissioner Gibson is in support of this request.

This item was presented to the County Long Range Planning Committee on August 29, 2024.

Cleared for Agenda

10/01/2024

File ID#

24-1298