



Cow County Title Co.
761 S. Raindance Drive, Pahrump, NV 89048
Phone: (775) 727-9300 Fax: (775) 727-9390
(800) 392-4982

INVOICE

Date: December 14, 2018
Invoice No.: 80277

Eureka County Treasurer
PO Box 677
Eureka NV 89316
Attn: Beverly Conley

Your Ref: 003-083-06
File No. 80277
Seller: Bruce Denning
Title Unit: Pahrump

Item Code	Description	Amount
RPT	Report Only	\$125.00
TOTAL		\$125.00

Property: 225 North 11th Street, Crescent Valley, NV 89821
APN: 003-083-06

Remit to:
COW COUNTY TITLE CO.
761 S Raindance Dr.
Pahrump, NV 89048



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761 S. Raindance Drive, Pahrump, NV 89048
Phone: (800) 392-4982 Fax: (775) 727-9390

**Original
TITLE REPORT**

ORDER NUMBER: 80277

REPORT ONLY

Eureka County Treasurer
PO Box 677
Eureka, NV 89316
Attn: Beverly Conley
RE: 003-083-06

Assessor Parcel No.: 003-083-06

Today's Date: December 14, 2018

Please read the exceptions shown in this report carefully. The exceptions are meant to provide you with notice of matters which may affect title to the herein described property.

It is important to note that this title report is not a written guaranty or warranty as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Dated as of December 14, 2018 at 7:30 a.m.

PROPERTY ADDRESS:
225 North 11th Street
Crescent Valley, NV 89821


Authorized Countersignature

Typist's Initials: dlv

Nancy L. Steib, Assistant
NLSteib@CowCountyTitle.com

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE

Title to said estate or interest at the date hereof is vested in:

BEVERLY CONLEY, Treasurer of the County of Eureka, State of Nevada

LEGAL DESCRIPTION

The land referred to herein is described as follows:

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

Lot 4 in Block 11 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 4 as shown on the subdivision map recorded November 5, 1959 in the Office of the County Recorder of Eureka County, Nevada as File No. 34552, Eureka County, Nevada records.

EXCEPTING, therefrom, all petroleum, oil, natural gas and products derived therefrom reserved by SOUTHERN PACIFIC LAND COMPANY deed recorded September 24, 1951 in Book 24 of Deeds, page 168, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 – 2019: 003-083-06

At the date hereof, exceptions and matters affecting said land are as follows:

1. The vestee herein acquired title to said land by virtue of the Eureka County Tax Deed recorded June 5, 2018 as File No. 2018-235264, Eureka County, Nevada records. Upon the payment of the delinquent taxes assessed to APN 003-083-06 to the Vestee herein, said vestee will reconvey the subject property to the last known record owner:
BRUCE DENNING
Taxes are subject to the additional accrual of interest and penalties. Please contact the Eureka County Treasurer for the exact amount to redeem said property. (Phone 775-237-5262).
PLEASE NOTE: The above real property taxes also include a mobile home located on said land.
2. A lien for supplemental taxes as might be assessed and collected by the County Assessor on the personal property Tax Roll in the event improvements have been commenced or completed within the past year, in accordance with Nevada Revised Statutes 361.260.
3. Any assessments, charges and fees which may be or may become due to the City or County, by reason of said premises lying within the boundaries of such city or county.
4. Any portion of said lands within the lines of public roads as now established.
5. Existing rights in use or of record in favor of the public or third parties for highways, roads, railroads, pipelines, telephone, telegraph and electrical transmission lines, canals, laterals and drains.
6. Patent from the United States of America to Central Pacific Railway Company, recorded February 19, 1925 in Book 20 of Deeds, page 16 as File No. 16003, Eureka County, Nevada records. Said Patent did not contain any-reservations.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Water rights, claims or title to water, whether or not shown by the public records.
9. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
10. The property described herein is classified as "Open Range" and is subject to all matters and requirements associated therewith. Nevada is an open range state and it is the responsibility of the property owner to fence out livestock.
11. Provision contained in the Deed from Central Pacific Railway Co. to Southern Pacific Land Company, recorded in Book 21 of Deeds, page 26, Eureka County, Nevada records, providing as follows:
"Excepting the right to use any water naturally rising upon or flowing across any of said lands which has heretofore been appropriated by, and is now being used for the operation of the railroads or vendor, and the right (to the extent that the same may heretofore have been exercised by vendor) to conduct the same, as well as water rising upon other lands, for the purpose aforesaid, together with the necessary rights of way therefor."

12. Reservations contained in the Deed executed by Southern Pacific Land Company recorded September 24, 1951 in Book 24 of Deeds, page 168, Eureka County, Nevada records, reading as follows:
 "EXCEPTING AND RESERVING unto the first party, its successors and assigns, all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for, and to drill, bore, recover and remove the same".
13. Easements and rights of way including incidentals thereto as shown on the Record of Survey Map thereof recorded April 6, 1959 as File No. 34081, Eureka County, Nevada records.
14. Easements and rights of way including incidentals thereto as shown on the Subdivision Map thereof recorded November 5, 1959 as File No. 34552, Eureka County, Nevada records.
15. Limitations, covenants, conditions, restrictions, reservations, easements, exceptions, terms, assessments, liens and charges in an instrument recorded November 5, 1959 in Book H of Miscellaneous, page 59 as File No. 34555, Eureka County, Nevada records.
16. A Deed of Trust to secure an indebtedness of \$14,900.00, recorded January 13, 1997 in Book 304 of Official Records, page 587 as File No. 165893, Eureka County, Nevada records.
 Dated: January 13, 1996
 Trustor: BRUCE E DENNING, an unmarried man
 Trustee: STEWART TITLE COMPANY OF NORTHEAST NEVADA
 Beneficiary: UNITED STATE OF AMERICA, ACTING THROUGH THE UNITED STATES DEPARTMENT OF AGRICULTURE
17. A Deed of Trust to secure an indebtedness of \$29,445.26, recorded November 9, 1998 in Book 323 of Official Records, page 102 as File No. 170967, Eureka County, Nevada records.
 Dated: July 23, 1998
 Trustor: BRUCE DENNING, a single man
 Trustee: STEWART TITLE
 Beneficiary: NEVADA HOUSING DIVISION
18. The effect of a Declaration of Homestead recorded October 9, 2003 in Book 367 of Official Records, page 16 as File No. 182858, Eureka County, Nevada records.
 Dated: October 6, 2003
 Declarant: BRUCE E DENNING
19. An Action commenced February 10, 2016, in the SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF EUREKA, Case No. CV-1602-305
 Plaintiff: STATE OF NEVADA DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF HEALTH CARE FINANCING AND POLICY, (NEVADA MEDICAID), and MARTA JENSEN, Administrator
 Defendant: BRUCE DENNING, deceased, and DOES I through X, inclusive
 To/For: \$65,379.78
 Notice of Pendency of said action was recorded March 18, 2016 in Book 589 of Official Records, page 180 as File No. 231007, and re-recorded March 18, 2015 in Book 589 of Official Records, page 183 as File No. 231008, Eureka County, Nevada records.
 A Claim of Lien recorded October 31, 2016 in Book 597 of Official Records, page 150 as File No. 232150, Eureka County, Nevada records.
 Lien Claimant: STATE OF NEVADA, DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF HEALTH CARE FINANCING AND POLICY (NEVADA MEDICAID), and MARTA JENSEN, Acting Administrator
 Amount: \$65,379.78
20. Rights, title and/or interest in favor of third parties including any parties in possession of said land.

21. Enclosed herewith is our statement of charges for this report. Any reference herein for a policy of title insurance is hereby cancelled. No Guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust. No guarantee is made regarding any liens, claims of lien, defects or encumbrances, whether or not shown herein as an exception.

NOTE: The address of the herein described property is purported to be:
225 North 11th Street
Crescent Valley, NV 89821

Based on our review of the record, we recommend that notices of sale be provided to those listed below. Said list should not be construed to constitute the only notices required; others may be required by statute, regulations, common knowledge, and/or general practices. PLEASE NOTE: Said list may not contain the address on file at the County Treasurer's office prior to the recording of the tax deed. Please refer to the last tax roll prior to the tax deed for any additional addresses. This list is provided strictly as a courtesy and no guarantee or warranty should be assumed therefrom.

BRUCE DENNING
PO BOX 211042
CRESCENT VALLEY NV 89821

BRUCE DENNING
225 NORTH 11TH STREET
CRESCENT VALLEY NV 89821

USDA, RURAL DEVELOPMENT
2002 IDAHO ST
ELKO NV 89801

RURAL NEVADA DEVELOPMENT CORPORATION
740 PARK AVENUE
ELY NV 89301

BRUCE E DENNING
HC 66 BOX 11
CRESCENT VALLEY NV 89821

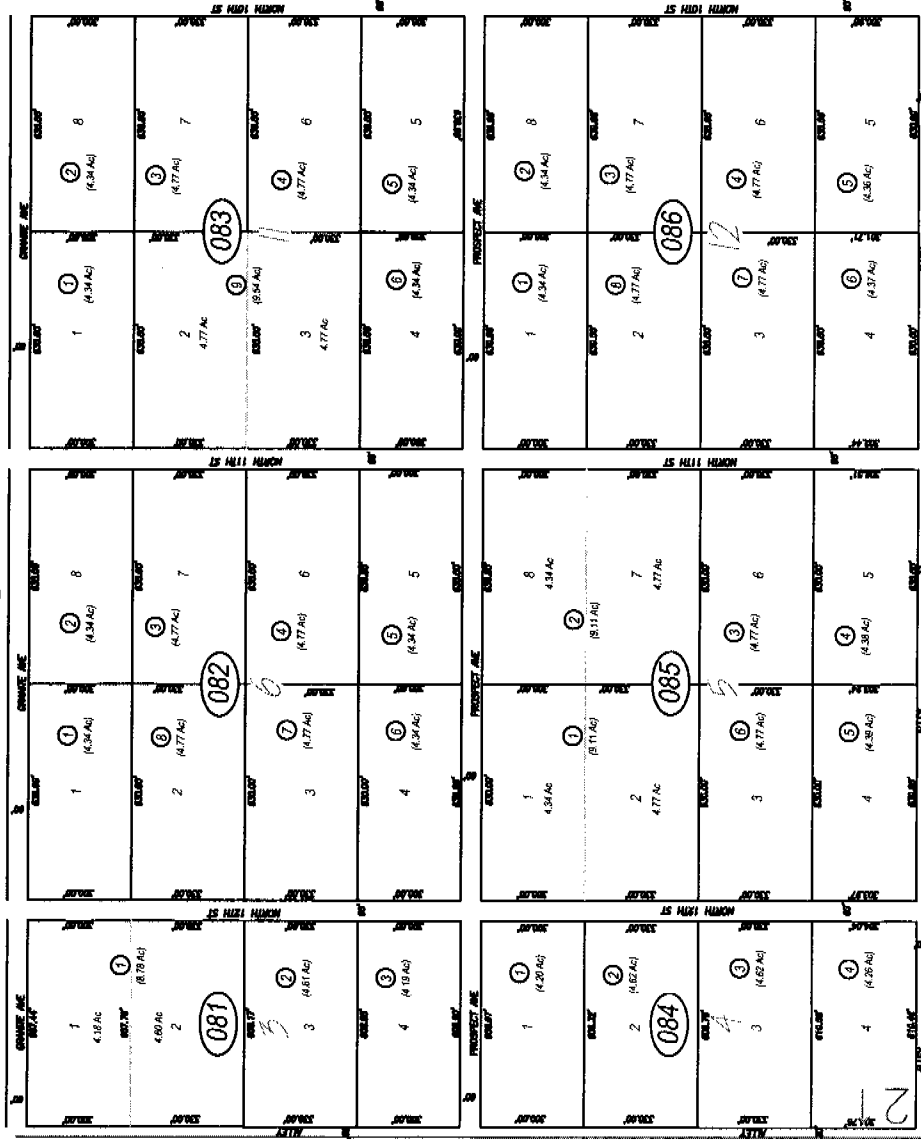
BRUCE E DENNING
225 11TH STREET
CRESCENT VALLEY NV 89821

STATE OF NEVADA DEPARTMENT OF
HEATH AND HUMAN SERVICES,
DIVISION OF HEALTH CARE FINANCING
AND POLICY (NEVADA MEDICAID)
MARTA JENSEN, ACTING ADMINISTRATOR
C/O OFFICE OF THE ATTORNEY GENERAL
5420 KIETZKE LANE SUITE 202
RENO NV 89511

END OF EXCEPTIONS

Sec. 21, T30N, R48E

03-08



Bk 05

Bk 05

1716
2021



CRESCENT VALLEY RANCH & FARMS
UNIT 4

FLIREKA COUNTY

NOTE: This plot is for assessment purposes only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein. Use of this plot for other than assessment purposes is forbidden unless approved by the Eureka County Assessor's Office.

NOTE: ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES.

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE Cow County Title Co. DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Cow County Title Co., and its affiliates (" N/A "), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Cow County Title Co., need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices

How often do/does Cow County Title Co. notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Cow County Title Co. protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does Cow County Title Co. collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

If you have any questions about this privacy notice, please contact us at: Cow County Title Co., 761 S. Rainsance Drive, Pahrump, NV 89048