



**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.: 80291

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

Your Ref: 005-270-20  
File No: 80291  
Seller: Robert E Graves  
Title Unit: Pahrump

Item Code	Description	Amount
RPT	Report Only	\$125.00
<b>TOTAL</b>		<b>\$125.00</b>

Property: No Known Property Address, Crescent Valley, NV 89821  
APN: 005-270-20

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: 80291**

**REPORT ONLY**

Eureka County Treasurer  
PO Box 677  
Eureka, NV 89316  
Attn: Beverly Conley  
RE: 005-270-20

Assessor Parcel No.: 005-270-20

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:**  
No Known Property Address  
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:

**TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.& M.**

Section 35: The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4)

RESERVING, HOWEVER, unto Strathearn Cattle Company, 90% of the right, title and interest of the Strathearn Cattle Company in and to coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said lands, including the right to the use of so much of the surface thereof as may be required in prospecting for, in locating, developing, producing and transporting said coal, oil, gas or minerals and any of their by-products as reserved in a Deed recorded May 25, 1959 in Book 25 of Deeds, page 297 as File No. 34183, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 005-270-20

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 005-270-20 to the Vestee herein, said vestee will reconvey the subject property to the last known record owner:  
ROBERT G GRAVES, a widower  
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).
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. Notwithstanding the insuring clauses of the policy, the Company does not insure against loss or damage by reason of a lack of a right of access to and from the land.
7. 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.
8. Rights, matters and/or incidentals connected with the mineral rights appurtenant to said land. **No research has been performed to identify said interest in said land or the current status thereof.**
9. Any right, title and interest in and to any of the minerals and mineral ores within or underlying the Property, including, without limitation, oil, natural gas and hydrocarbon substances, geothermal steam, brines and minerals in solution, and sand gravel and aggregates, and products derived therefrom, together with any rights of ingress and egress in, upon or over the Property and to make such use of the Property and the surface thereof as is necessary or useful in connection therewith, which may have been reserved by other parties at the time that the Property was conveyed to Grantor or which may have been conveyed by Grantor to any third parties.
10. Provisions contained in Patent No. 244 from the United States of America to Central Pacific Railroad Company, recorded February 2, 1906 in Book 15 of Deeds, page 152 as File No. 264, Eureka County, Nevada records.  
A certified copy of the above Patent recorded July 26, 1996 in Book 299 of Official Records, page 207 as File No. 164222, Eureka County, Nevada records.
11. 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.
12. Water rights, claims or title to water, whether or not shown by the public records.
13. 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.

14. Reservations contained in the Deed executed by Southern Pacific Co. recorded June 30, 1958 in Book 25 of Deeds, page 240 as File No. 33672, Eureka County, Nevada records, reading as follows:

SAVE AND EXCEPTING THEREFROM a strip of land Four Hundred and 00/100 (400.00) feet in width lying equally on each side of each main track, side track, spur, switch, and branch line of Central Pacific Railway Company as the same are now, or may hereafter be, constructed upon, across or adjacent to said land.

ALSO SAVE AND EXCEPTING THEREFROM, the right to use all water naturally rising upon or flowing across said land which may be needed for the operation and repair of such railroad, and the right to conduct the same as well as water rising upon other land, across the land herein described, in pipes or aqueducts, for the purpose aforesaid; together with all necessary rights of way therefor.

PROVIDED that no lapse of time in the exercise of the right to take and use water, or in the selection of the strips of land herein excepted or rights of way for the conduct of water, shall be deemed an abandonment of said rights or property by first party, nor a vestiture of any adverse right in second party; that second party shall erect and forever maintain good and sufficient fences on both sides of said strip or strips of land herein excepted.

15. Rights, title and/or interest in favor of third parties including any parties in possession of said land.
16. 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:

No Known Property Address  
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.

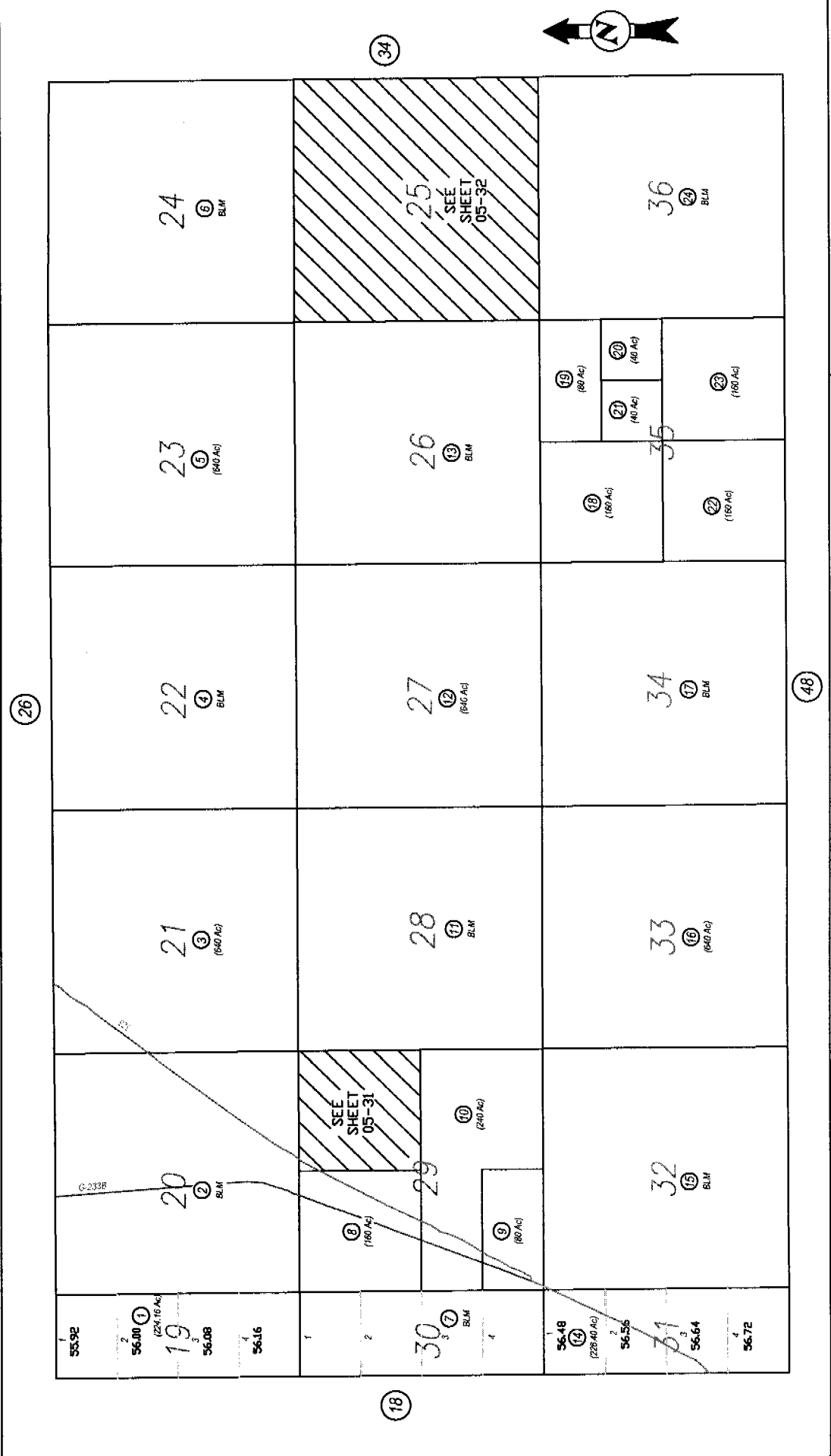
ROBERT G GRAVES  
18251 HIAWATHA ROAD  
APPLE VALLEY CA 92307

ROBERT G GRAVES  
NO KNOWN PROPERTY ADDRESS  
CRESCENT VALLEY NV 89821

ROBERT E GRAVES  
C/O WILLIAM R GRAVES, EXEC  
14776 EL CARISO RD  
VICTORVILLE CA 92392

**END OF EXCEPTIONS**

S2 - T30N, R49E 05-27



EUREKA COUNTY

SECTION 19 (80 AC)  
SECTION 20 (40 AC)  
SECTION 21 (40 AC)  
SECTION 22 (160 AC)  
SECTION 23 (80 AC)  
SECTION 24 (80 AC)  
SECTION 25 (80 AC)  
SECTION 26 (80 AC)  
SECTION 27 (80 AC)  
SECTION 28 (80 AC)  
SECTION 29 (80 AC)  
SECTION 30 (80 AC)  
SECTION 31 (80 AC)  
SECTION 32 (160 AC)  
SECTION 33 (80 AC)  
SECTION 34 (80 AC)  
SECTION 35 (80 AC)  
SECTION 36 (80 AC)

NOTE: This map is for informational purposes only and should not be used for any legal or financial purposes. It is not a substitute for a professional survey. The information on this map is based on the best available information and is not guaranteed. The County Assessor's Office is not responsible for any errors or omissions on this map.

## 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?
<b>For our everyday business purposes</b> — 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
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — 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
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b>	Yes	No
<b>For non-affiliates to market to you.</b> 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"> <li>• request insurance-related services</li> <li>• provide such information to us</li> </ul> <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