



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.: 80295

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

Your Ref: 007-392-14
File No. 80295
Seller: Dale Smith and Lesli Smith
Title Unit: Pahrump

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

Property: 552 El Rancho Street, Eureka, NV 89316
APN: 007-392-14

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



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

**Original
TITLE REPORT**

ORDER NUMBER: 80295

REPORT ONLY

Eureka County Treasurer
PO Box 677
Eureka, NV 89316
Attn: Beverly Conley
RE: 007-392-14

Assessor Parcel No.: 007-392-14

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:
552 El Rancho Street
Eureka, NV 89316


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:

Situate in a portion of the East Half (E1/2) of Section 17, Township 20 North, Range 53 East, M.D.B. & M., more particularly described as follows:

Parcel G1-7 of that certain Parcel Map recorded February 20, 1998 in the Office of the County Recorder of Eureka County, Nevada as File No. 169773, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 007-392-14

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 007-392-14 to the Vestee herein, said vestee will reconvey the subject property to the last known record owner:
DALE SMITH and LESLI SMITH, husband and wife as joint tenants
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 portion of said lands within the lines of public roads as now established.
4. 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.
5. 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.
6. Reservations contained in the Patent from the United States of America, recorded April 15, 1966 in Book 10 of Official Records, page 331 as File No. 41922, Eureka County, Nevada records reading as follows:
"Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts and there is reserved from the lands hereby granted, a right of way thereon for ditches and canals constructed by authority of the United States.
Excepting and reserving, also, to the United States, all the oil and gas in the land so patented, and to it or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509).
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. Easements and rights of way including incidentals thereto as shown on the Division in to Large Parcels Map thereof recorded September 10, 1981 as File No. 81925, Eureka County, Nevada records.

12. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: January 27, 1982 in Book 101 of Official Records, page 70 as File No. 83241, Eureka County, Nevada records
Over: A portion of said land
13. Easements and rights of way including incidentals thereto as shown on the Parcel Map thereof recorded October 1, 1984 as File No. 96029, Eureka County, Nevada records.
14. Easements and rights of way including incidentals thereto as shown on the Record of Survey Map thereof recorded September 9, 1986 as File No. 104686, together with that certain Certificate of Amendment recorded February 9, 1988 in Book 172 of Official Records page 182 as File No. 115998, Eureka County, Nevada records.
15. Easements for access, egress and utilities as granted in an Easement recorded June 23, 1987 in Book 158 of Official Records, page 324 as File No. 109112, Eureka County, Nevada records.
16. Reservations contained in the Deed recorded July 11, 1996 in Book 297 of Official Records, page 485 as File No. 163390, Eureka County, Nevada records as follows:
RESERVING an undivided One-Half (1/2) interest in and to all of their right, title and interest in the mineral rights on, beneath or within the said property.
17. Easements and rights of way including incidentals thereto as shown on the Parcel Map thereof recorded February 20, 1998 as File Nos. 169772 and 169773, Eureka County, Nevada records.
18. The effect of a Declaration of Homestead recorded July 3, 2012 in Book 533 of Official Records, page 302 as File No. 220733, Eureka County, Nevada records.
Dated: July 3, 2012
Declarant: DALE SMITH and LESLIE SMITH
19. Rights, title and/or interest in favor of third parties including any parties in possession of said land.
20. 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:
552 El Rancho Street
Eureka, NV 89316

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.

DALE SMITH
LESLIE SMITH
PO BOX 815
EUREKA NV 89316

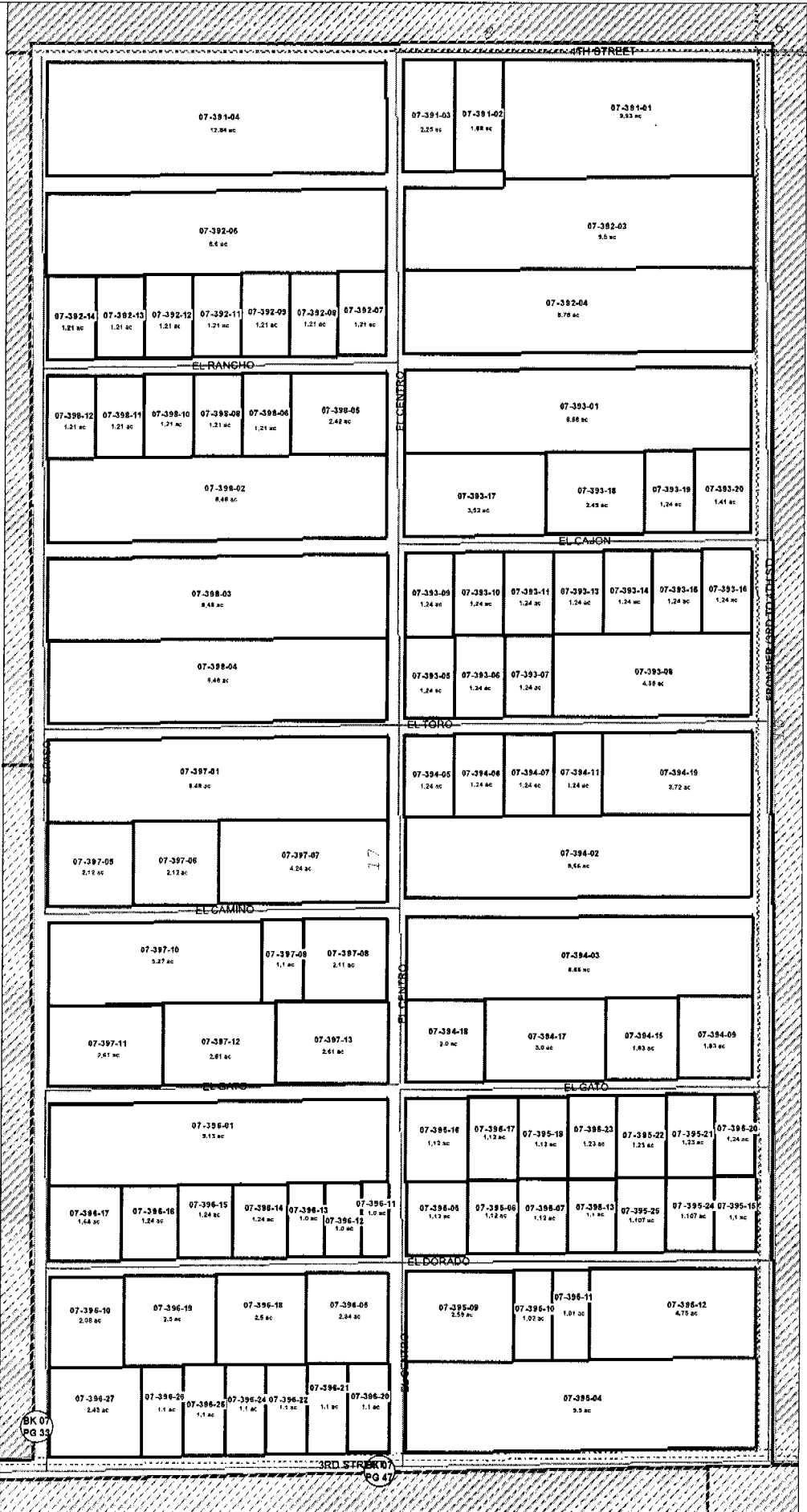
DALE SMITH
LESLI SMITH
552 EL RANCHO STREET
EUREKA NV 89316

DALE SMITH
LESLI SMITH
116 APACHE AVENUE
RIVERTON WY 82501

END OF EXCEPTIONS



NOTE: This plat is for assessment purposes only and does not represent a survey. No liability is assumed for errors or omissions of the data extracted hereon. Use of this plat for any other purpose, including but not limited to, assessment purposes is forbidden unless approved by the Eureka County Assessor's Office.



E2 of Sec. 17 - T20N, R53E

07-39

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