



**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 18, 2022  
Invoice No.: 85976

Eureka County Treasurer  
PO Box 677  
Eureka NV 89316  
Attn: Pernecia Johnson

Your Ref: 007-200-07  
File No. 85976  
Seller: Daniel E Groth  
Title Unit: Pahrump

Item Code	Description	Amount
RPT	Report Only	\$135.00
<b>TOTAL</b>		<b>\$135.00</b>

Property: 804 11th Street, Eureka, NV 89316  
APN: 007-200-07

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: 85976**

**REPORT ONLY**

Eureka County Treasurer  
PO Box 677  
Eureka, NV 89316  
Attn: Pernecia Johnson  
RE:

Assessor Parcel No.: 007-200-07

Today's Date: December 18, 2022

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 12, 2022 at 7:30 a.m.

**PROPERTY ADDRESS:**  
804 11th Street  
Eureka, NV 89316

  
Authorized Countersignature

Typist's Initials: clfa

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:

**PERNECIA JOHNSON, 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 21 NORTH, RANGE 53 EAST, M.D.B. & M.**

Section 2: Government Lots 5 and 6; South Half (S1/2) of the Northwest Quarter (NW1/4); and the Southwest Quarter (SW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 007-200-07

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 6, 2022 as File No. 2022-248244, Eureka County, Nevada records. Upon the payment of the delinquent taxes assessed to APN 007-200-07 to the Vestee herein, said vestee will reconvey the subject property to the last known record owner:  
DANIEL E. GROTH, a single man  
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. An application for an Agricultural Use Assessment to the County of Eureka, State of Nevada, through its Assessor's Office by James E. Groth and Verna J. Groth, which provides that said land shall not be used for any purpose except agricultural use, according to the terms, conditions, and provisions contained therein, recorded November 14, 1991 in Book 226 of Official Records, page 156 as File No. 138468, Eureka County, Nevada records.  
A "Notice of Attachment of an Open Tax Lien on Agricultural Real Property in Eureka County" has been recorded in the Official Records of Eureka County, Nevada and is subject to any matter or unpaid tax existing, or which may arise, therefrom.  
Any defect, matter or interest existing, or which may arise, from the failure of the current owner, Daniel E. Groth, to file the Application for Agricultural Use Assessment with the Eureka County Assessor as required by NRS Chapter 361.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/ costs for sewer, water, garbage or electricity.
5. Any portion of said lands within the lines of public roads as now established.
6. 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.
7. The fact that legal access rights of ingress and egress may be limited to prescriptive use only.
8. Reservations contained in Patent No. 1227596 from the United States of America to Katherine Veatch, recorded July 2, 1963 in Book 26 of Deeds, page 471 as File No. 38419, 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 lands 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)".
9. 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.
10. Water rights, claims or title to water, whether or not shown by the public records.

11. 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.
12. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument  
Recorded: October 1, 1971 in Book 40 of Official Records, page 448 as File No. 55112, Eureka County, Nevada records  
Over: A portion of said land
13. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument  
Recorded: December 12, 1979 in Book 77 of Official Records, page 1 as File No. 71479, Eureka County, Nevada records  
Over: A portion of said land
14. Terms, provisions and matters contained in the Agreement for Electric Service to Irrigation Pump recorded December 12, 1979 in Book 77 of Official Records, page 5 as File No. 71481, Eureka County, Nevada records.
15. A Deed of Trust to secure an indebtedness of \$308,000.00, recorded September 27, 2011 in Book 521 of Official Records, page 387 as File No. 218638, Eureka County, Nevada records.  
Dated: September 23, 2011  
Trustor: DANIEL E. GROTH, an unmarried man  
Trustee: STEWART TITLE OF NEVADA HOLDINGS, INC.  
Beneficiary: AMERICAN FARM MORTGAGE COMPANY INC.
16. A Deed of Trust to secure an indebtedness of \$300,000.00, recorded September 27, 2011 in Book 521 of Official Records, page 407 as File No. 218639, Eureka County, Nevada records.  
Dated: September 23, 2011  
Trustor: DANIEL E. GROTH  
Trustee: STEWART TITLE COMPANY  
Beneficiary: UNITED STATES OF AMERICA acting through the FARM SERVICE AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE
17. The effect, if any, caused from a financing statement form UCC-1 recorded September 30, 2011 in Book 523 of Official Records, page 111 as File No. 218668, Eureka County, Nevada records.  
Debtor: DANIEL E. GROTH  
Secured Party: AMERICAN FARM MORTGAGE COMPANY, INC.  
Property Encumbered: Personal property located on said land  
The above encumbrance was continued by the UCC-3 Form recorded April 11, 2016 in Book 589 of Official Records, page 392 as File No. 231073; and April 2, 2021 as File No. 2021-244616, Eureka County, Nevada records.
18. A Deed of Trust to secure an indebtedness of \$80,000.00, recorded October 4, 2011 in Book 523 of Official Records, page 164 as File No. 218679, Eureka County, Nevada records.  
Dated: September 26, 2011  
Trustor: DANIEL E GROTH  
Trustee: UNITED STATES OF AMERICA acting through the FARM SERVICE AGECCNY, UNITED STATES DEPARTMENT OF AGRICULTURE  
Beneficiary: UNITED STATES OF AMERICA acting through the FARM SERVICE AGECCNY, UNITED STATES DEPARTMENT OF AGRICULTURE
19. The effect, if any, caused from a financing statement form UCC-1 recorded October 7, 2011 in Book 524 of Official Records, page 80 as File No. 218753, Eureka County, Nevada records.  
Debtor: DANIEL E. GROTH  
Secured Party: UNITED STATES OF AMERICA acting through the U.S. DEPARTMENT OF AGRICULTURE, FARM SERVICE AGENCY  
Property Encumbered: Personal property located on said land  
The above encumbrance was continued by the UCC-3 Form recorded September 28, 2016 in Book 596 of Official Records, page 48 as File No. 231979, Eureka County, Nevada records.

20. The effect, if any, caused from a financing statement form UCC-1 recorded September 16, 2022 as File No. 2022-248767, Eureka County, Nevada records.  
Debtor: DANIEL EVAN GROTH  
Secured Party: UNITED STATES OF AMERICA acting through the U.S.  
DEPARTMENT OF AGRICULTURE, FARM SERVICE AGENCY  
Property Encumbered: Personal property located on said land
21. Rights, title and/or interest in favor of third parties including any parties in possession of said land.
22. 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:  
804 11th 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.

DANIEL E. GROTH  
PO BOX 662  
EUREKA NV 89316

DANIEL E. GROTH  
804 11TH STREET  
EUREKA NV 89316

AMERICAN FARM MORTGAGE COMPANY INC.  
8901 GREENEWAY COMMONS PLACE, SUITE 200  
LOUISVILLE KY 40220

UNITED STATES OF AMERICA ACTING THROUGH  
THE FARM SERVICE AGENCY, UNITED STATES  
DEPARTMENT OF AGRICULTURE  
555 WEST SILVER ST., STE 101  
ELKO NV 89801

USDA FARM SERVICE AGENCY  
555 WEST SILVER STREET STE 101  
ELKO NV 89801

DANIEL EVAN GROTH  
PO BOX 343  
EUREKA NV 89316

DANIEL E. GROTH  
PO BOX 343  
EUREKA NV 89316

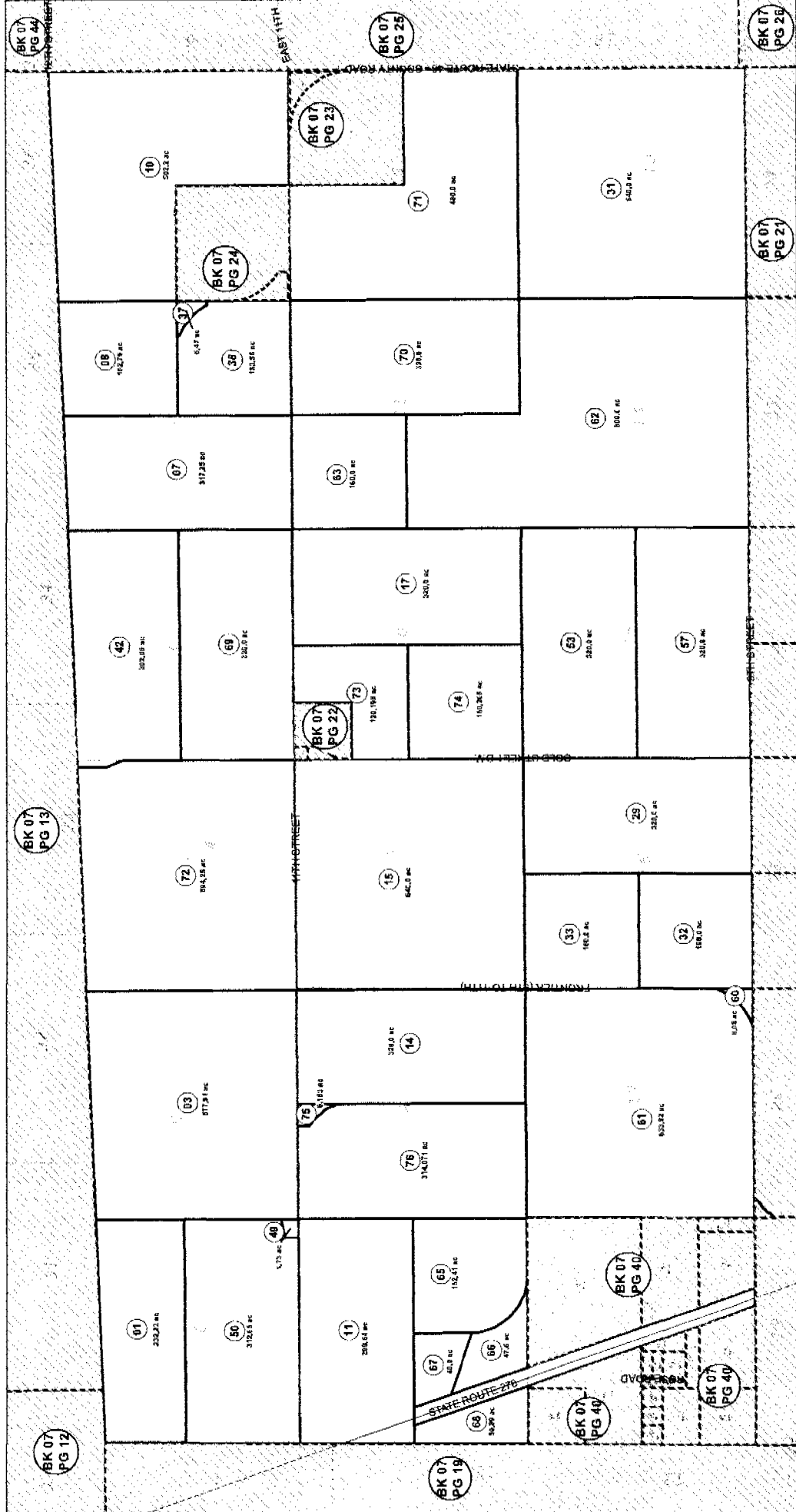
UNITED STATES OF AMERICA ACTING THROUGH  
THE U.S. DEPARTMENT OF AGRICULTURE,  
FARM SERVICE AGENCY  
555 W. SILVER STREET STE 101  
ELKO NV 89801

**END OF EXCEPTIONS**



N2 - T21N, R53E

07-20



NOTE: This plat 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 plat for other than assessment purposes is forbidden unless approved by the Eureka County Assessor's Office.



1 inch = 2,210 feet

EUREKA COUNTY

## 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

<b>How often do/does Cow County Title Co. notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do/does Cow County Title Co. protect my personal information?</b>	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.
<b>How do/does Cow County Title Co. collect my personal information?</b>	<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>
<b>What sharing can I limit?</b>	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. Rainsdance Drive, Pahrump, NV 89048