



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 19, 2022
Invoice No.: 85981

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

Your Ref: 007-370-31
File No. 85981
Seller: Daniel Evan Groth
Title Unit: Pahrump

Item Code	Description	Amount
RPT	Report Only	\$135.00
TOTAL		\$135.00

Property: 221 SR 278, Eureka, NV 89316
APN: 007-370-31

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: 85981

REPORT ONLY

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

Assessor Parcel No.: 007-370-31

Today's Date: December 19, 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:
221 SR 278
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:

That portion of Sections 21 and 22, Township 20 North, Range 53 East, M.D.B. & M., more particularly described as follows:

Parcel 1 as shown on that certain Parcel Map for Donald E. and Alberta J. Morrison, recorded November 30, 1991 in the Office of the County Recorder of Eureka County, Nevada, as File No. 138482, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 007-370-31

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 007-370-31 to the Vestee herein, said vestee will reconvey the subject property to the last known record owner:
DANIEL EVAN 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. 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.
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. Reservations contained in Patent No. 27-65-0143 from the United States of America to Elaine Barbara Johnson, recorded September 30, 1965 in Book 8 of Official Records, page 463 as File No. 41311, 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).
There is also reserved a right of way for a Federal Aid Highway under U.S.C. 317."
8. 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.
9. Water rights, claims or title to water, whether or not shown by the public records.
10. 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.
11. Easements and rights of way including incidentals thereto as shown on the Parcel Map thereof recorded November 20, 1991 as File No. 138482, Eureka County, Nevada records.

12. A Deed of Trust to secure an indebtedness of \$344,000.00, recorded November 13, 2019 as File No. 2019-239701, Eureka County, Nevada records.
Dated: October 8, 2019
Trustor: DANIEL EVAN GROTH, a single man
Trustee: ZIONS BANCORPORATION, N.A. dba NEVADA STATE BANK
Beneficiary: ZIONS BANCORPORATION, N.A. dba NEVADA STATE BANK
13. Rights, title and/or interest in favor of third parties including any parties in possession of said land.
14. 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:
221 SR 278
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 EVAN GROTH
PO BOX 343
EUREKA NV 89316

DANIEL EVAN GROTH
221 SR 278
EUREKA NV 89316

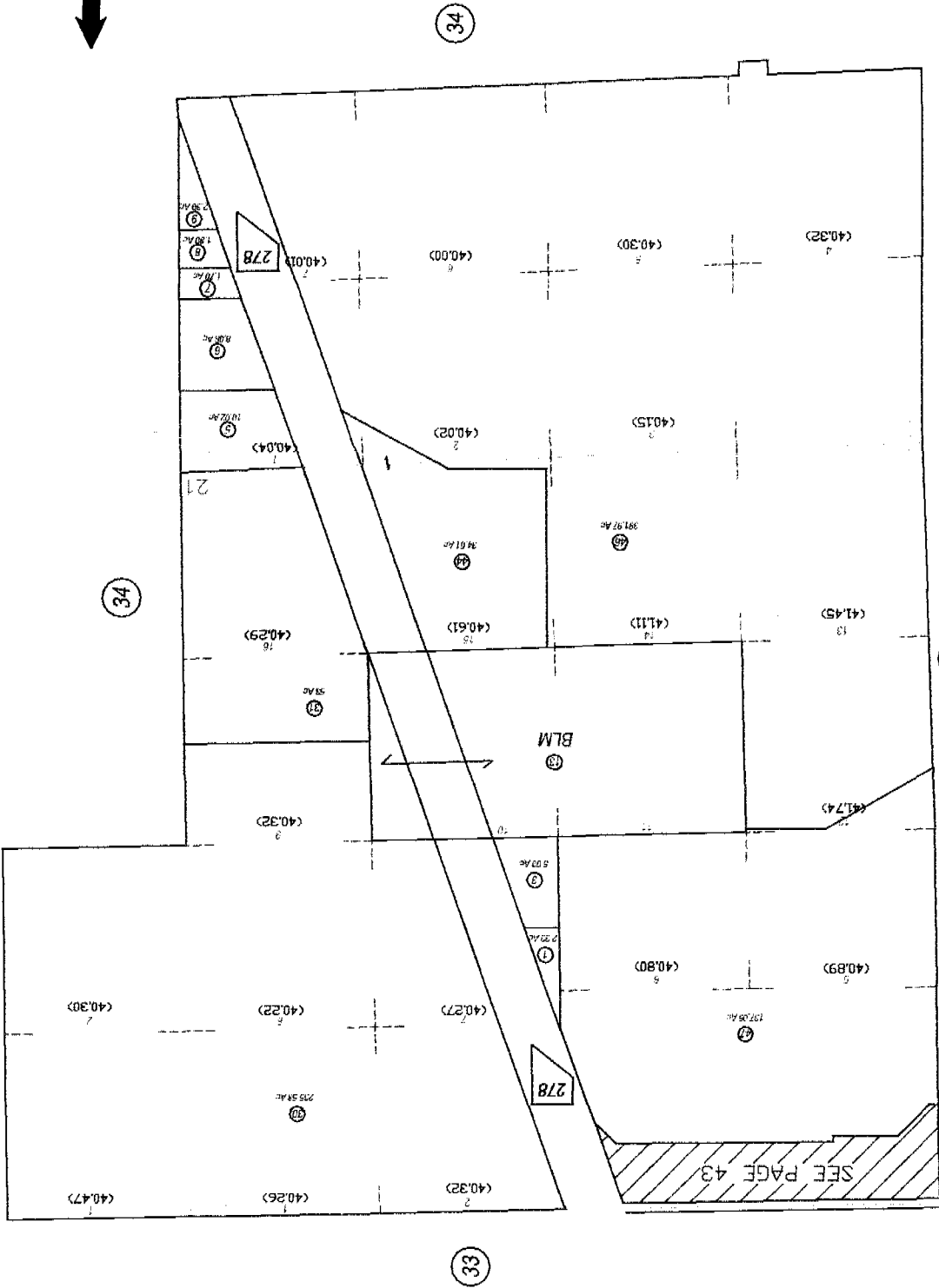
ZIONS BANCORPORATION DBA
NEVADA STATE BANK, EUREKA BRANCH
901 N MAIN STREET
EUREKA NV 89316

ZIONS BANCORPORATION DBA
NEVADA STATE BANK
RETAIL LOAN CENTER
UT RDWG 0853
PO BOX 30160
WEST VALLEY CITY UT 84130-0160

END OF EXCEPTIONS

07-37

Sec. 21, Por. of Sec. 22, & Por. of Sec. 28 - T20N, R53E



1. THE INFORMATION CONTAINED ON THIS MAP WAS OBTAINED FROM THE PUBLIC LANDS RECORDS OF THE BUREAU OF LAND MANAGEMENT, U.S. DEPARTMENT OF THE INTERIOR. THE INFORMATION IS PROVIDED AS IS, WITHOUT WARRANTY OF ANY KIND, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED.

Map Title & Date

1. COUNTY OF EUREKA
2. TOWNSHIP 20 NORTH
3. RANGE 53 EAST
4. SECTION 21, 22, 28
5. DATE OF SURVEY
6. SURVEYOR'S NAME

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. Raindance Drive, Pahrump, NV 89048