



**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.: 85982

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

Your Ref: 007-380-67  
File No. 85982  
Seller: Daniel Groth  
Title Unit: Pahrump

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

Property: 564 Selim Way, Eureka, NV 89316  
APN: 007-380-67

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: 85982**

**REPORT ONLY**

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

Assessor Parcel No.: 007-380-67

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 08, 2022 at 7:30 a.m.

**PROPERTY ADDRESS:**

564 Selim Way  
Eureka, NV 89316

  
Authorized Countersignature

Typist's Initials: tl

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 Government Lots 9 and 10 of Section 29, Township 20 North, Range 53 East, M.D.B. & M., more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded February 24, 1997 in the Office of the County Recorder of Eureka County, Nevada as File No. 166258, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 007-380-67

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 007-380-67 to the Vestee herein, said vestee will reconvey the subject property to the last known record owner:  
DANIEL GROTH  
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 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. Reservation contained in the Patent from the United States of America to Alice Hazel Peters, recorded March 21, 1966 in Book 10 of Official Records, page 205 as File No. 41830, 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)".
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 August 29, 1979 as File No. 69399, Eureka County, Nevada records.
12. Easements and rights of way including incidentals thereto as shown on the Parcel Map thereof recorded March 4, 1981 as File No. 79030, Eureka County, Nevada records.

13. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument  
Recorded: July 27, 1983 in Book 112 of Official Records, page 211 as File No. 88221, Eureka County, Nevada records  
Over: A portion of said land
14. Easements and rights of way including incidentals thereto as shown on the Parcel Map thereof recorded February 24, 1997 as File No. 166258, Eureka County, Nevada records.
15. Any matter, defect, or interest existing or which may arise from the failure to include a legal description in the Deed recorded October 27, 2009 in Book 495 of Official Records, page 80 as File No. 214038, Eureka, Nevada records.
16. Any matter, defect or interest existing, or which may arise, from the failure to include the marital status of the Grantee in the Deed recorded October 27, 2009 in Book 495 of Official Records, page 80 as File No. 214038, Eureka County, Nevada records.  
If said parties were married, the herein described property would be subject to the community property interest of the spouse.
17. The effect of a Declaration of Homestead recorded March 6, 2014 in Book 563 of Official Records, page 248 as File No. 227030, Eureka County, Nevada records.  
Dated: March 6, 2014  
Declarant: DANIEL E GROTH
18. A Deed of Trust to secure an indebtedness of \$78,000.00, recorded August 24, 2021 as File No. 2021-246242, Eureka County, Nevada records.  
Dated: August 6, 2021  
Trustor: DANIEL GROTH, an unmarried man  
Trustee: STEWART TITLE OF NEVADA  
Beneficiary: RURAL NEVADA DEVELOPMENT CORPORATION
19. A Deed of Trust to secure an indebtedness of \$78,000.00, recorded August 24, 2021 as File No. 2021-246246, Eureka County, Nevada records.  
Dated: August 6, 2021  
Trustor: DANIEL GROTH, an unmarried man  
Trustee: STEWART TITLE OF NEVADA  
Beneficiary: RURAL NEVADA DEVELOPMENT CORPORATION
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:  
564 Selim Way  
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 GROTH  
P.O. BOX 662  
EUREKA, NV 89316

DANIEL GROTH  
564 SELIM WAY  
EUREKA, NV 89316

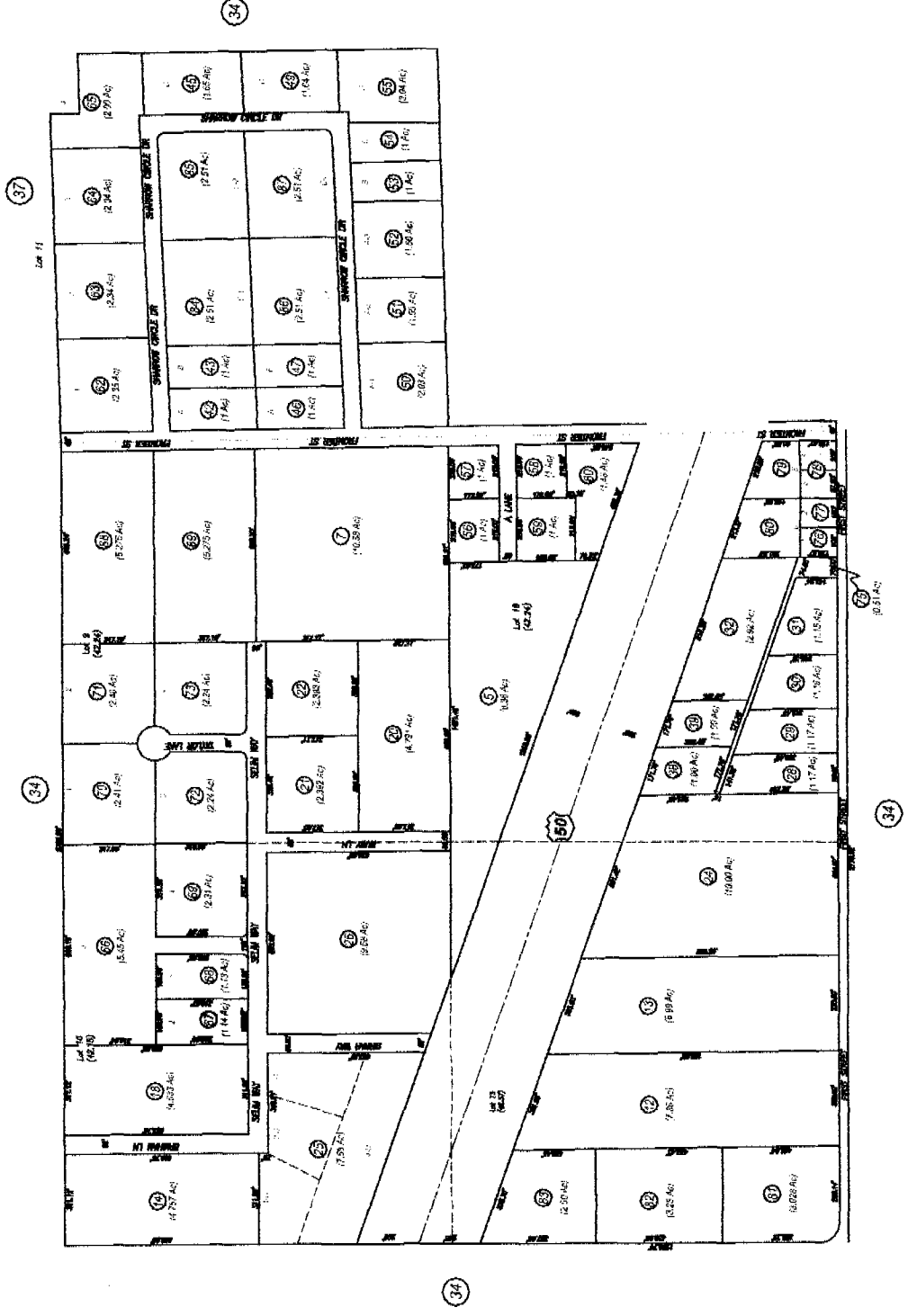
RURAL NEVADA DEVELOPMENT CORPORATION  
1320 EAST AULTMAN  
ELY, NV 89301

DANIEL GROTH  
P.O. BOX 343  
EUREKA, NV 89316

**END OF EXCEPTIONS**

07-38

SE1/4 of Sec. 29 & Lot 11 Sec. 28; T20N, R53E



THIS IS A PRELIMINARY MAP AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE APPROVAL OF THE EUREKA COUNTY ASSESSOR'S OFFICE.

THE EUREKA COUNTY ASSESSOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS MAP.

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Frontier & First Street

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.

<b>Contact Us</b>	If you have any questions about this privacy notice, please contact us at: Cow County Title Co., 761 S. Raindance Drive, Pahrump, NV 89048
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