



**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.: 85983

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

Your Ref: 007-396-20  
File No. 85983  
Seller: Steve Garrison and Ula Garrison  
Title Unit: Pahrump

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

Property: 302 El Centro Street, Eureka, NV 89316  
APN: 007-396-20

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: 85983**

**REPORT ONLY**

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

Assessor Parcel No.: 007-396-20

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:**

302 El Centro Street  
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 Parcel A of the Large Division Map for the East Half (E1/2) of Section 17, Township 20 North, Range 53 East, M.D.B. &M., describe as follows:

Parcel 1 as shown on that certain amended parcel map recorded June 3, 1988 in the Office of the County Recorder of Eureka County, Nevada as File No. 118810, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 007-396-20

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 6, 2022 as File No. 2022-248244, Eureka County, Nevada records. Upon the payment of the delinquent taxes assessed to APN 007-396-20 to the Vestee herein, said vestee will reconvey the subject property to the last known record owner:  
STEVE GARRISON and ULA GARRISON, 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 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. (Devil's Gate GID)
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 U.S. Patent 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, gas and potassium 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. 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.
12. Matters affecting said land as shown on the map thereof recorded in the Office of the County Recorder of Eureka County, Nevada records as File No. 81925, Eureka County, Nevada records.
13. Easements and rights of way including incidentals thereto as shown on the Parcel Map thereof recorded October 8, 1981 as File No. 82265, Eureka County, Nevada records.

14. 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
15. 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.
16. Easements and rights of way including incidentals thereto as shown on the Parcel Map thereof recorded September 19, 1986 as File No. 104805, Eureka County, Nevada records.
17. Easements and rights of way including incidentals thereto as shown on the Amended Parcel Map thereof recorded June 3, 1988 as File No. 118810, Eureka County, Nevada records.
18. A Deed of Trust to secure an indebtedness of \$4,000.00, recorded April 27, 1989 in Book 196 of Official Records, page 358 as File No. 127125, Eureka County, Nevada records.  
Dated: February 24, 1989  
Trustor: GARY HALL & JONILYN HALL, husband and wife  
Trustee: FIRST NEVADA TITLE COMPANY, a Nevada Corporation  
Beneficiary: EARL A. RASMUSSEN & LAVERNIA C. RASMUSSEN, husband and wife  
The Beneficial interest under said Deed of Trust was assigned by assignment  
Dated: October 12, 1989  
Recorded: October 21, 1989 in Book 205 of Official Records, page 78 as File No. 130458, Eureka County, Nevada records  
To: THE RASMUSSEN TRUST
19. An All-Inclusive Deed of Trust to secure an indebtedness of \$10,182.00, recorded April 27, 1989 in Book 196 of Official Records, page 362 as File No. 127127, Eureka County, Nevada records.  
Dated: February 24, 1989  
Trustor: FRANK FILAS and BARBARA FILAS, husband and wife as joint tenants  
Trustee: FRONTIER TITLE COMPANY  
Beneficiary: GARY HALL and JONILYN HALL, husband and wife as joint tenants  
By an instrument recorded August 4, 1992 in Book 237 of Official Records, page 278 as File No. 141817, Eureka County, Nevada records, the payment of the indebtedness secured by said Deed of Trust was assumed and agreed to be paid by Steve Garrison and Ula Garrison.
20. The effect of a Declaration of Homestead recorded July 2, 1996 in Book 297 of Official Records, page 342 as File No. 163271, Eureka County, Nevada records.  
Dated: June 26, 1996  
Declarant: STEVEN C. GARRISON and ULA C. GARRISON
21. Easements and rights of way including incidentals thereto as shown on the Record of Survey Map thereof recorded February 21, 1997 as File No. 166257, Eureka County, Nevada records.
22. Any matter, defect or interest existing or which may arise from an incorrect legal description contained in all documents shown above in this Title Report. Documents states the description is Parcel 1 of Map File No. 104805, the correct Map number is File No.118810, Eureka County, Nevada records.
23. Rights, title and/or interest in favor of third parties including any parties in possession of said land.

24. 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:  
302 El Centro 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.

STEVE GARRISON  
ULA GARRISON  
PO BOX 742  
EUREKA, NV 89316

STEVE GARRISON  
ULA GARRISON  
302 EL CENTRO STREET  
EUREKA, NV 89316

EARLA. RASMUSSEN  
LAVERNIA C RASMUSSEN  
2815 CUSHMAN RD  
FALLON, NV 89406

THE RASMUSSEN TRUST  
2815 CUSHMAN RD  
FALLON, NV 89406

GARY HALL  
JONILYN HALL  
245 N. FAYETTE DRIVE  
FAYETTEVILLE, CA 30214

STEVE GARRISON  
ULA GARRISON  
3202 S. 540 E. APT. B  
SALT LAKE CITY, UT 84106

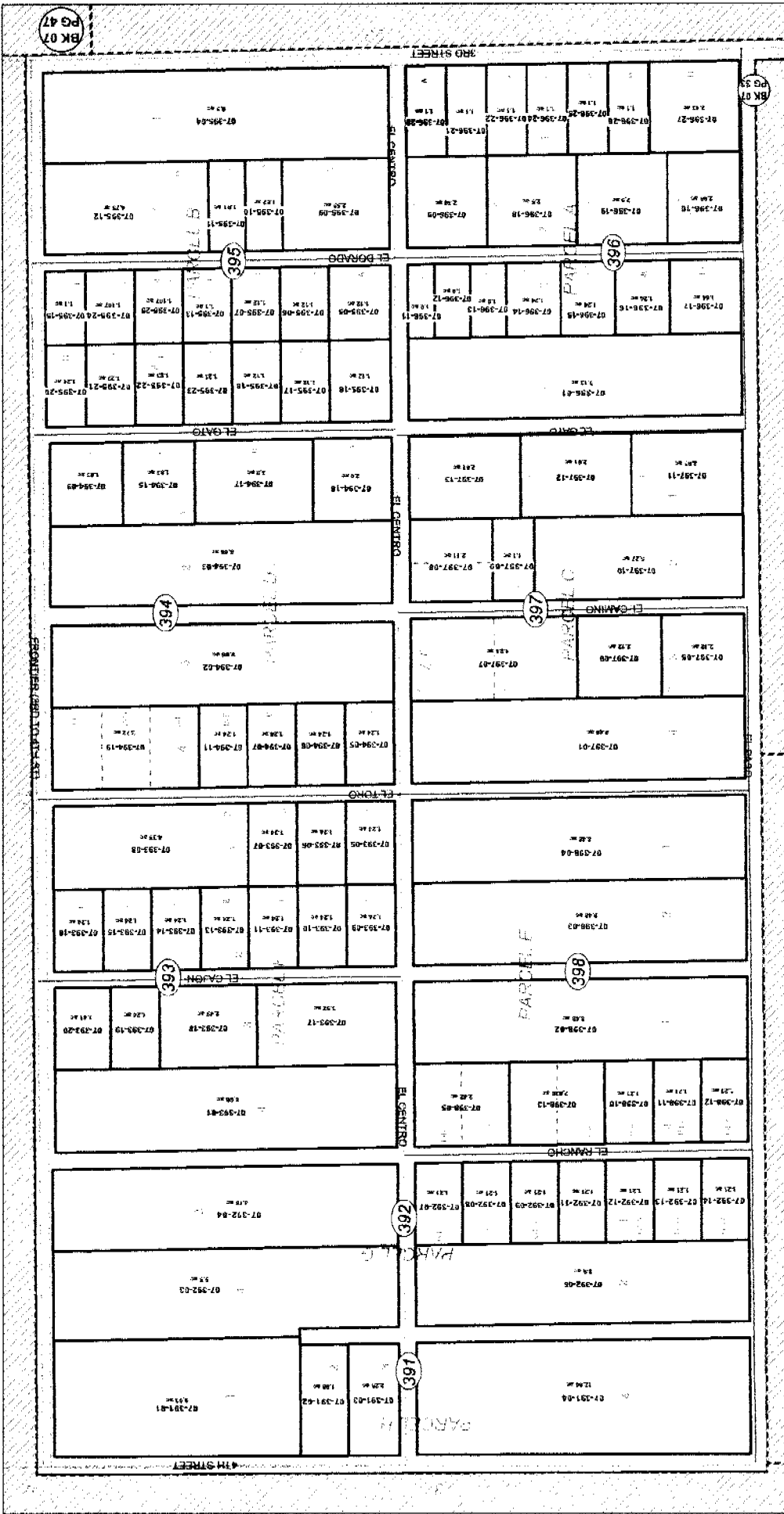
STEVE GARRISON  
ULA GARRISON  
C/O LORI DUNN  
1930 RADIANCE DR.  
BAKERSFIELD, CA 93304

**END OF EXCEPTIONS**

07-39

E2 of Sec. 17 - T20N, R53E

BK 07  
PG 47



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 hereon. Use of this plat for other than assessment purposes is forbidden, unless approved by the Eureka County Assessor's Office.



1 inch = 350 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

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. Rainsdance Drive, Pahrump, NV 89048