



OFFICIAL RECORD
AMY ELMER, RECORDER

APN: 011-210-14

And When Recorded Mail To:

Tax Title Services
18302 Irvine Blvd. Ste-260
Tustin, CA. 92780
www.taxtitleservices.com

Prepared by: Bruce Carruthers

CT 81886

Affidavit

As to Matters Affecting Title to Real Property –

Property Tax Foreclosure Due Process Certification

Certificate No.: **T17020911**
Certificate Date: **March 27, 2020**
Property Address: **101 N. Fork Rd. Alamo, NV. 89001**
Legal Description: **The land referred to herein is situated in the State of Nevada, County of Lincoln, described as follows:
See Exhibit "A" For The Full Legal Description.**

Tax Parcel Identification No. **011-210-14**; recorded **April 29, 2016**; in **Doc# 0149234 in Lincoln County** Records Office (the "Tax Deed"); (The real property described in the Tax Deed is referred to as the "Property."); Stewart Title Commitment/File/Report #**81886** (the "Title Report") Tax Title Services hereby affirms and certifies to Stewart Title Guaranty Company ("STGC") that, except as set forth on this Certificate:

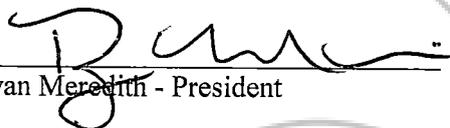
1. The tax foreclosure relating to the Tax Deed was correct and complete.
2. The property description used throughout the tax foreclosure is the same as the property description in the Tax Deed.
3. The tax foreclosure relating to the Tax Deed complied with:
(A) all applicable statutes, procedures and due process requirements; and/or per
(B) the criteria set forth in the Tax Lien Foreclosure Due Process Checklist for the above state.

4. All parties having an interest in the Property, as disclosed by the initial foreclosure search and the Title Report, have received proper and timely notice of the tax foreclosure or have waived/released their interest in the Property.
5. All post-sale redemption periods have expired. There are no outstanding rights of redemption relating to the Property.
6. Exceptions, if any: NONE

This Certificate shall be relied upon by STEWART TITLE GUARANTY COMPANY in the issuance of present and future title insurance policies and indemnity letters. Tax Title Services is liable to STEWART TITLE GUARANTY COMPANY for any errors or omissions contained herein.

Certified by:

Tax Title Services, Inc., a California corporation,
18302 Irvine Blvd. Ste-260
Tustin, CA 92780

By: 
Ryan Meredith - President

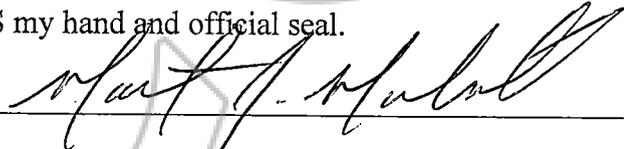
Date: March, 27, 2020

State of California
County of Orange

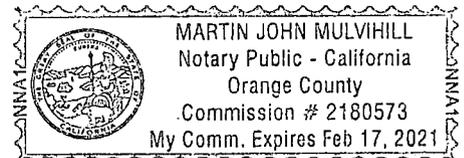
On March, 27, 2020 before me, Martin John Mulvihill, Notary Public, personally appeared Ryan Meredith, the President of Tax Title Services, Inc., proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



FORECLOSURE DUE PROCESS CERTIFICATION

(Certificate # T17020911)

TAX TITLE SERVICES hereby certifies to STEWART TITLE GUARANTY COMPANY that the property commonly known as:

101 N. Fork Rd. Alamo, NV. 89001
See Exhibit "A" For The Full Legal Description.

Located in the County of Lincoln, identification number: 011-210-14 with a legal description being the same premises as described in deed Recorded April 29, 2016; in Doc# 0149234 in Lincoln County met all state statutory tax foreclosure requirements. This certification involved the ordering of a new full insurable title search and comparing it to the original foreclosure report and foreclosure due process statutory requirements. The new full insurable title search will be provided to Stewart Title or its agent. All items have been proven or verified by TAX TITLE SERVICES to satisfy title underwriting requirements per Stewart Title state approved statutory checklist including:

- 1) Proper legal description used throughout the proceedings;
- 2) Occupancy & Inspection Details;
- 3) Affidavit of good faith investigation verified that certified mailing address was the only address available for taxpayer at the time of tax lien foreclosure.
- 4) If any person or entity was shown on the full insurable title search as having an interest in the title but was not included, or properly joined in the proceedings, their interest was cleared or will be appropriately shown in the closing title commitment.

This Certification is relied upon by STEWART TITLE GUARANTY COMPANY and TAX TITLE SERVICES is responsible to STEWART TITLE GUARANTY COMPANY for any errors or omissions contained therein. Title Insurance Liability amounts are for "purchase price only"; and any itemized out of pocket expenses. STEWART TITLE GUARANTY COMPANY authorizes its direct operations and its agents to issue its Program Policies with liabilities of up to but not exceeding two hundred thousand dollars (\$200,000.00) without further underwriting approval. Any liability amount exceeding two hundred thousand dollars (\$200,000.00) needs additional approval from STEWART TITLE GUARANTY COMPANY. If a title insurance policy is not issued within 6 months of the date herein, this certification shall expire. It will then be necessary to provide an updated title commitment and a new certification will be prepared.

DATE: March 27, 2020

Certified by:



Bruce Carruthers for Ryan Meredith - President

(CORPORATE SEAL)

Certificate # T17020911

Tax Title Services, Inc., a California Corporation, 18302 Irvine Blvd. Ste-260 Tustin, CA. 92780

THE ORIGINAL OF THIS CERTIFICATE IS REQUIRED FOR THE ISSUANCE OF INSURABLE TITLE VERIFIED BY ORIGINAL SIGNATURE AND RAISED CORPORATE SEAL

The certificate and the information contained herein is confidential and proprietary and is governed by the conditions and restrictions client signed in the Tax Lien Services Agreement, which incorporates all vendors.

Exhibit "A" Legal Description.

That portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 6 South, Range 61 East, M.D.M. more particularly described as follows:

Parcel No. 2 as shown on the Parcel Map for KARL SCHMIDT, CLARK M. HARDY and LORNA HARDY, and TIMOTHY and YVONNE MASON recorded December 21, 1998 in the Office of the County Recorder of Lincoln County, Nevada, in Book B of Plats page 174, as File No. 112049 Lincoln County, Nevada records

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 011-210-14