



OFFICIAL RECORD  
AMY ELMER, RECORDER

APN: 004-071-21  
004-071-22  
And When Recorded Mail To:

Tax Title Services  
18302 Irvine Blvd. Ste-260  
Tustin, CA. 92780  
[www.taxtitleservices.com](http://www.taxtitleservices.com)

CEI-85956

## Affidavit

As to Matters Affecting Title to Real Property –

### Property Tax Foreclosure Due Process Certification

Certificate No.: **T22031404**  
Certificate Date: **November 11, 2022**  
Property Address: **APN #s: 004-071-21 and 004-071-22 in Alamo, NV 89001**  
**(Lincoln County, NV)**  
Legal Description: **For Legal Description refer to attached Exhibit "A" therein.**

Tax Parcel Identification No. **004-071-21 and 004-071-22**; Treasurer's Quit Claim Deeds Dated **April 27, 2018**, recorded **04/27/2018; in Document #2018-154143 and 2018-154144 in Lincoln County, Nevada** Records Office (the "Tax Deed"); (The real property described in the Tax Deed is referred to as the "Property."); Stewart Title Commitment/File/Report #**85956** (the "Title Report") Tax Title Services hereby affirms and certifies to Stewart Title Guaranty Company ("STGC") that, except as set forth on this Certificate:

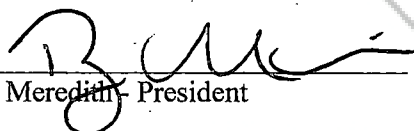
1. The tax foreclosure relating to the Tax Deed was correct and complete.
2. The property description used throughout the tax foreclosure is the same as the property description in the Tax Deed.
3. The tax foreclosure relating to the Tax Deed complied with:
  - (A) all applicable statutes, procedures 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

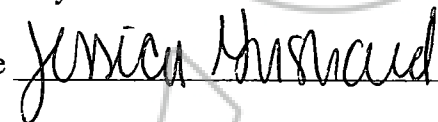
Date: November, 11, 2022

State of California  
County of Orange

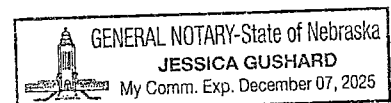
On November, 11, 2022 before me, Jessica Gushard, Notary Public, personally appeared Ryan Meredith, the President of Tax Title Services, Inc., proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed 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 # T22031404)

TAX TITLE SERVICES hereby certifies to STEWART TITLE GUARANTY COMPANY that the property commonly known as:  
**APN #s: 004-071-21 and 004-071-22 in Alamo, NV 89001 (Lincoln County, NV)**  
For Legal Description refer to attached Exhibit "A" therein.

Located in the County of Lincoln, Parcel identification number: **004-071-21 and 004-071-22**, with a legal description being the same premises as described in Tax Deed Recorded **04/27/2018; in Document #2018-154143 and 2018-154144 in Lincoln County, Nevada** 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 will be subject to update and re-review fee. If it is determined a re-review is needed, an updated title commitment and new certification will be prepared.

DATE: November 11, 2022

Certified by:



**Christian Ferrigno for Ryan Meredith - President**

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

(CORPORATE SEAL)

Certificate # T22031404

**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"

The land referred to herein is described as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

## Parcel 1

A parcel of land situate within the Southwest Quarter (SW1/4) of Section 5, and the Northwest Quarter (NW1/4) of Section 8, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

That portion of Lot 3 in Block 57 of ALAMO TOWNSITE as shown on the map thereof recorded in the Office of the County Recorder of Lincoln County, Nevada, more particularly described as follows:

Beginning at the Southeast corner, next to Ed Sharp's property;  
Thence Westerly 60 feet to a point;  
Thence Northerly 20 feet to a point;  
Thence Westerly 24 feet to a point;  
Thence Northerly 54 feet to a point;  
Thence Westerly 97 feet to a point next to Waldeen Sorenson's property;  
Thence Northerly 87 feet to a point;  
Thence Easterly 181 feet to a point;  
Thence Southerly 161 feet to the point of beginning.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded October 16, 1990 in Book 92 of Official Records, page 589 as File No. 95199, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 004-071-21

## Parcel 2

A parcel of land situate within the Southwest Quarter (SW1/4) of Section 5, and the Northwest Quarter (NW1/4) of Section 8, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

That portion of Lot 3 in Block 57 of ALAMO TOWNSITE as shown on the map thereof recorded in the Office of the County Recorder of Lincoln County, Nevada, more particularly described as follows:

Commencing at the Southwest corner of Lot 3, Block 57;  
Thence due East 66 feet to the true point of beginning;  
Thence continuing due East 181.5 feet to the Southeast corner of Lot 3, Block 57;  
Thence North 161 feet;  
Thence West 181.5 feet;  
Thence Southerly 161 feet to the true point of beginning, in Alamo, Lincoln County, Nevada.

EXCEPTING therefrom that portion of said land conveyed to E. Ray Millard and/or Sara Lamb Millard, husband and wife, by the Deed recorded January 5, 1989 in Book 83 of Official Records, page 527 as File No. 90505, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from an Order to Set Aside Estate Without Administration, recorded February 18, 2014 in Book 285 of Official Records, page 398 as File No. 145093, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 004-071-22