



**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 10, 2023  
Invoice No.: 86448

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

Your Ref: 002-027-28  
File No. 86448  
Seller: Jay R Mossi and Alexandra P Mossi  
Title Unit: Pahrump

Item Code	Description	Amount
RPT	Report Only	\$150.00
<b>TOTAL</b>		<b>\$150.00</b>

Property: 181 First Street, Crescent Valley, NV 89821  
APN: 002-027-28

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: 86448**

**REPORT ONLY**

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

Assessor Parcel No.: 002-027-28

Today's Date: December 10, 2023

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 06, 2023 at 7:30 a.m.

**PROPERTY ADDRESS:**  
181 First Street  
Crescent Valley, NV 89821

  
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, as Trustee in trust for the use and benefit of the State of Nevada and the County of Eureka

## 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:

Lots 1 and 2 in Block 2 of CRESCENT VALLEY RANCH AND FARMS UNIT NO. 1, as shown on the Official Map recorded April 5, 1959 in the Office of the County Recorder of Eureka County, Nevada as File No. 34081, Eureka County, Nevada records.

Together with that certain parcel of land conveyed by that certain Deed recorded December 30, 2002 in Book 357 of Official Records, page 114 as File No. 180676, Eureka County, Nevada records, described as follows:

All that certain real property situate within the West Half (W1/2) of Section 4, Township 29 North, Range 48 East, M.D.B. & M., more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 2, as shown on that map "Crescent Valley Ranch & Farms, Unit No. 1", recorded April 6, 1959 as File No. 34081, Eureka County, Nevada records;

Thence North 89°39'13" East, 20.47 feet;

Thence South 00°11'17" East, 300.01 feet;

Thence South 89°39'13" West, 28.65 feet to the Southeast corner of said Lot 1;

Thence along the East line of said Lot 1, North 01°22'30" East, 300.14 feet to the point of beginning.

The basis of bearing of this description is the West line of Section 4, Township 29 North, Range 48 East, M.D.B. & M., as shown on that map entitled "Crescent Valley Ranches & Farms, Unit No. 1, recorded April 6, 1959 as File No. 34081, Eureka County, Nevada records, i.e., North 1°22'30" East, between found monuments.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded December 30, 2002 in Book 357 of Official Records, page 114, as File No. 180676, Eureka County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 002-027-28

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 5, 2023 as File No. 2023-250722, Eureka County, Nevada records. Upon the payment of the delinquent taxes assessed to APN 002-027-28 to the Vestee herein, said vestee will reconvey the subject property to the last known record owner:  
JAY R. MOSSI and ALEXANDRA P. MOSSI, 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.
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. 162 from the United States of America to Central Pacific Railroad Company, recorded February 26, 1903 in Book 14 of Deeds, page 493, Eureka County, Nevada records, reading as follows:  
"Yet excluding and excepting from the transfer of these presents, "All Mineral Lands" should any such be found to exist in the tracts described in the foregoing, but their exclusion and exception, according to the terms of the Statute, shall not be construed to include coal and iron lands".  
A certified copy of the above Patent recorded July 26, 1996 in Book 299 of Official Records, page 242 as File No. 164225, Eureka County, Nevada records.
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. Provisions and matters contained in the Deed dated September 2, 1930 from Central Pacific Railway Company to Southern Pacific Land Company, recorded January 7, 1931 in Book 21 of Deeds, page 26 as File No. 18805, Eureka County, Nevada records, including but not limited to the following:  
FURTHER EXCEPTING FROM THE FOREGOING CONVEYANCE:

**No. 12 continued**

First. A strip of land four hundred (400) feet wide, lying equally on each side of each main track, side track, spur, switch and branch line of the railroad and branches thereof, extending from San Jose, California, Northerly and Easterly through the States of California, Nevada and Utah to Ogden, Utah, as the same are now constructed or located upon, across or adjacent to any of the lands hereby conveyed.

Third. All parts and parcels of said lands which are now used for the operation and maintenance of either of the above described railroads and branches thereof, or for the tracks, yards, depot grounds, buildings, or other structures thereof.

Fourth. The right to use any water naturally rising upon or flowing across any of said lands which has heretofore been appropriated by, and is now being used for the operation of the railroads and the right (to the extent that the same may heretofore have been exercised) to conduct the same, as well as water rising upon other lands, across any of the lands hereby conveyed, in pipes or aqueducts for the purpose aforesaid, together with the necessary right of way therefor.

13. Reservation contained in the Deed dated August 28, 1951, executed by Southern Pacific Land Company to H.J. Buchenau, et ux, recorded September 24, 1951 in Book 24 of Deeds, page 168 as File No. 29127, Eureka County, Nevada records, reading as follows:  
"EXCEPTING and reserving unto the first party, its successors and assigns, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, together with the right at all times to enter upon or in said land, to prospect for and to drill, recover and remove the same."
14. Easements and rights of way including incidentals thereto as shown on the Subdivision Map thereof recorded April 6, 1959 as File No. 34081, Eureka County, Nevada records.
15. Covenants, conditions and restrictions affecting Crescent Valley Ranch and Farms, Unit No. 1, Eureka County, Nevada, as set forth in the Declaration of Restrictions recorded April 6, 1959 in Book G of Miscellaneous Records, page 480 as File No. 34083, Eureka County, Nevada records.
16. Reservations and provisions contained in the Deeds recorded December 29, 1967 in Book 21 of Official Records, pages 475, 476, 477 and 478 as File Nos. 45792, 45793, 45794 and 45795, Eureka County, Nevada records, as follows:  
RESERVING THEREFROM, a right of way ten feet in width along all boundaries of lot with right of entry upon, over, under, along, across and through said right of way for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone lines, and /or for laying, repairing, operating and renewing, any pipe line or lines for water, gas or sewage, and any conduits for electric or telephone wires, and reserving the sole rights to convey the rights hereby reserved.
17. Rights, title and/or interest in favor of third parties including any parties in possession of said land.
18. 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:  
181 First Street  
Crescent Valley, NV 89821

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.

JAY R. MOSSI  
ALEXANDRA P. MOSSI  
1181 CAROL AVE  
CALDWELL ID 83605

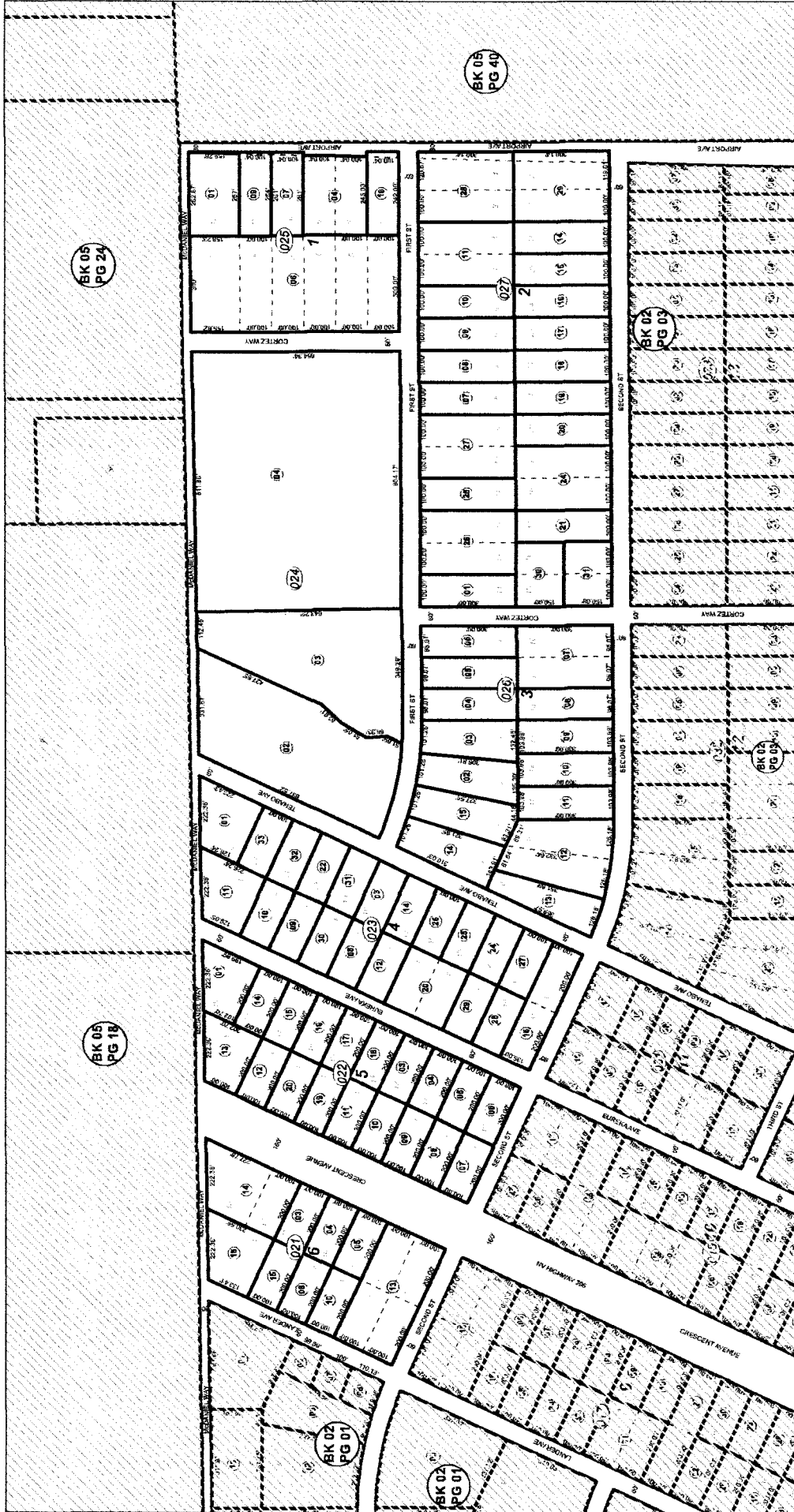
JAY R. MOSSI  
ALEXANDRA P. MOSSI  
181 FIRST STREET  
CRESCENT VALLEY NV 89821

JAY R. MOSSI  
ALEXANDRA P. MOSSI  
14288 MORENO DR  
CALDWELL ID 83607

**END OF EXCEPTIONS**

Sec. 5; T29N, R48E

02-02



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.

CRESCENT VALLEY RANCH & FARMS  
UNIT 1

1 inch = 300 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

<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.

### 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