



**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 11, 2023  
Invoice No.: 86462

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

Your Ref: 005-720-05  
File No. 86462  
Seller: Lorraine P Lipman, Trustee  
Title Unit: Pahrump

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

Property: No Known Property Address, Crescent Valley, NV 89821  
APN: 005-720-05

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: 86462**

**REPORT ONLY**

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

Assessor Parcel No.: 005-720-05

Today's Date: December 11, 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:**  
No Known Property Address  
Crescent Valley, NV 89821

  
**Authorized Countersignature**

Typist's Initials: cfa

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:

**TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B. & M.**

Section 31: East Half (E1/2) of the West Half (W1/2) of the South Half (S1/2) of the South Half (S1/2) of the Northwest Quarter (NW1/4)

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 005-720-05

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 005-720-05 to the Vestee herein, said vestee will reconvey the subject property to the last known record owner:  
JODY ELLEN LIPMAN STRITZEL and LOUISE DIANE LIPMAN, as Successor Trustees of the MAXWELL GABRIEL LIPMAN REVOCABLE TRUST of the Decedent's Trust, a Sub-Trust of the MAXWELL GABRIEL LIPMAN and LORRAINE PHYLLIS LIPMAN REVOCABLE TRUST of April 29, 1992  
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. Notwithstanding the insuring clauses of the policy, the Company does not insure against loss or damage by reason of a lack of a right of access to and from the land.
8. Reservations contained in Patent No. 25 from the United States of America to Central Pacific Railroad Company, recorded January 19, 1897 in Book 14 of Deeds, page 109, and also recorded January 10, 1940 in Book 22 of Deeds, page 89 as File No. 23281, 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".
9. Reservations contained in Patent No. 160 from the United States of America to Central Pacific Railroad Company, recorded July 23, 1902 in Book 14 of Deeds, page 445, and also recorded May 14, 1937 in Book 21 of Deeds, page 381 as File No. 21965, 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".
10. 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.
11. Water rights, claims or title to water, whether or not shown by the public records.

12. 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.
13. 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.
14. 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:**

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.

15. Reservation contained in the Deed dated January 17, 1950, executed by Southern Pacific Land Company, recorded March 9, 1950 in Book 24 of Deeds, page 42 as File No. 28271, 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."
16. Reservations in the Deed from Eureka Livestock Company, etal, recorded April 23, 1956 in Book 25 of Deeds, page 2 as File No. 32311, and February 1, 1960 in Book 25 of Deeds, page 375 as File No. 34643, Eureka County, Nevada records, including but not limited to, the following:  
"EXCEPTING AND RESERVING an undivided one-half interest in and to any and all other mineral rights in said lands, together with the right to enter on said lands to prospect for, recover and remove the same."
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:  
No Known Property Address  
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.

JODY ELLEN LIPMAN STRITZEL, SUCCESSOR TRUSTEE  
LOUISE DIANE LIPMAN, SUCCESSOR TRUSTEE  
MAXWELL GABRIEL LIPMAN REVOCABLE TRUST OF THE  
DECEDENT'S TRUST, A SUB-TRUST OF THE MAXWELL  
GABRIEL LIPMAN and LORRAINE PHYLLIS LIPMAN  
REVOCABLE TRUST OF APRIL 29, 1992  
C/O JODY STRITZEL  
5434 W. 123RD PLACE  
HAWTHORNE CA 90250

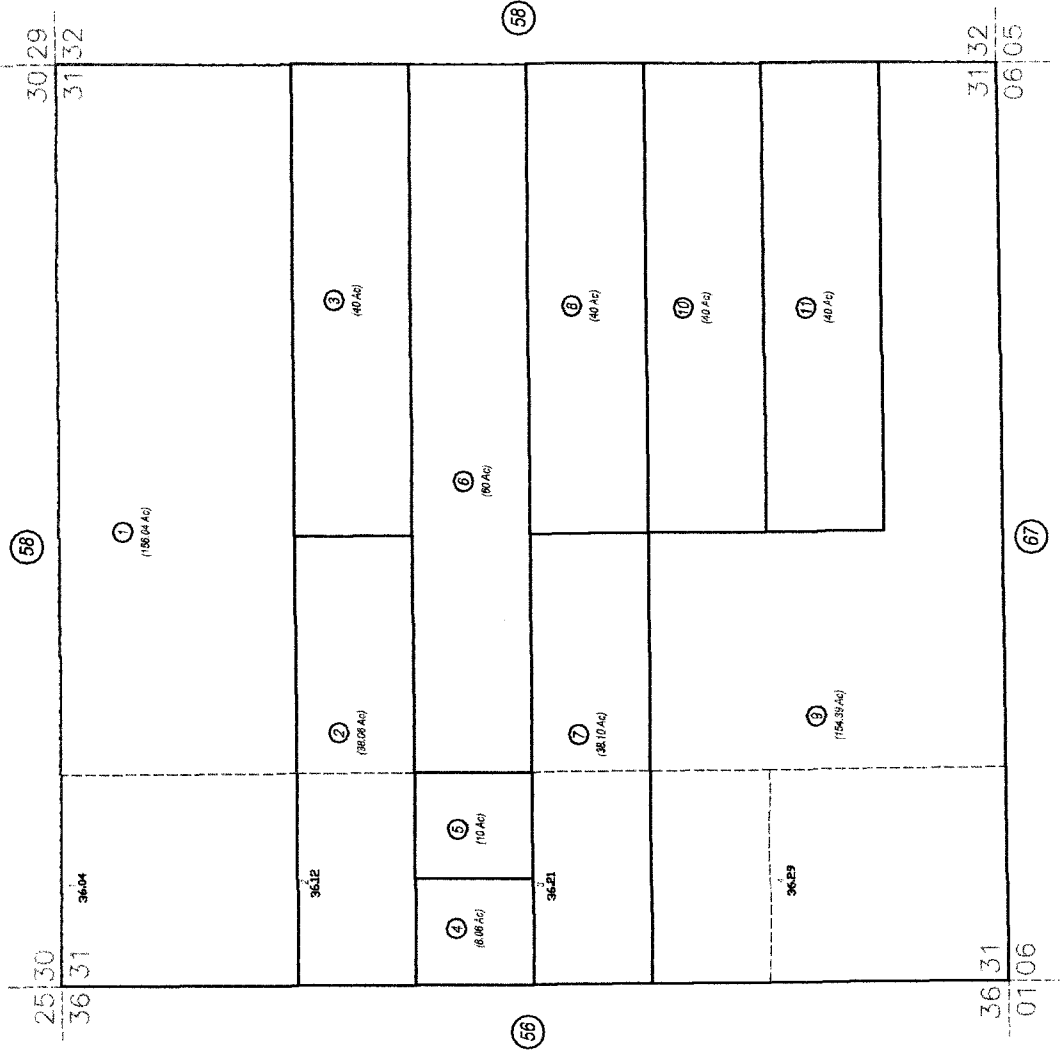
JODY ELLEN LIPMAN STRITZEL, SUCCESSOR TRUSTEE  
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MAXWELL GABRIEL LIPMAN REVOCABLE TRUST OF THE  
DECEDENT'S TRUST, A SUB-TRUST OF THE MAXWELL  
GABRIEL LIPMAN and LORRAINE PHYLLIS LIPMAN  
REVOCABLE TRUST OF APRIL 29, 1992  
NO KNOWN PROPERTY ADDRESS  
CRESCENT VALLEY NV 89821

JODY ELLEN LIPMAN STRITZEL, SUCCESSOR TRUSTEE  
LOUISE DIANE LIPMAN, SUCCESSOR TRUSTEE  
MAXWELL GABRIEL LIPMAN REVOCABLE TRUST OF THE  
DECEDENT'S TRUST, A SUB-TRUST OF THE MAXWELL  
GABRIEL LIPMAN and LORRAINE PHYLLIS LIPMAN  
REVOCABLE TRUST OF APRIL 29, 1992  
C/O LORRAINE P. LIPMAN, TRUSTEE  
3513 FEDERAL AVE  
LOS ANGELES CA 90066

**END OF EXCEPTIONS**

Sec. 31; T29N, R52E

05-72



NOTE: This plat is for information purposes only and does not constitute a deed. All parcels described herein are in the custody of the State of California. No warranty is made by the State of California for any other purpose. Eureka County Assessor's Office.

EUREKA COUNTY  
SCALE 1"=200'

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