



**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.: 86450

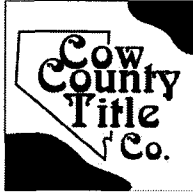
Eureka County Treasurer  
PO Box 677  
Eureka NV 89316  
Attn: Pernecia Johnson

Your Ref: 003-041-04  
File No. 86450  
Seller: Mel A Herrera  
Title Unit: Pahrump

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

Property: 357 Pebble Lane, Crescent Valley, NV 89821  
APN: 003-041-04

Remit to:  
COW COUNTY TITLE CO.  
761 S Raindance Dr.  
Pahrump, NV 89048



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Phone: (800) 392-4982 Fax: (775) 727-9390

**Original  
TITLE REPORT**

**ORDER NUMBER: 86450**

**REPORT ONLY**

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

Assessor Parcel No.: 003-041-04

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:**  
357 Pebble Lane  
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:

Lot 1 in Block 10 of CRESENT VALLEY RANCH & FARMS UNIT NO. 3 as shown on the subdivision map recorded November 5, 1959 in the Office of the County Recorder of Eureka County, Nevada as File No. 34552, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2023 – 2024: 003-041-04

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 003-041-04 to the Vestee herein, said vestee will reconvey the subject property to the last known record owner:  
MEL A. HERRERA  
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. Reservation 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 was 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. Reservations contained in the Deed executed by Southern Pacific Land Company recorded September 24, 1951 in Book 24 of Deeds, page 168, 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 exclusive right at all times to enter upon or in said land to prospect for, and to drill, bore, recover and remove the same".

13. Easements and rights of way including incidentals thereto as shown on the Record of Survey Map thereof recorded April 6, 1959 as File No. 34081, Eureka County, Nevada records.
14. Easements and rights of way including incidentals thereto as shown on the Subdivision Map thereof recorded November 5, 1959 as File No. 34551, Eureka County, Nevada records.
15. Limitations, covenants, conditions, restrictions, reservations, easements, exceptions, terms, assessments, liens and charges in an instrument recorded November 5, 1959 in Book H of Miscellaneous, page 58 as File No. 34554, Eureka County, Nevada records.
16. Reservation contained in the Deeds recorded May 16, 2008 in Book 472 of Official Records, page 380 as File No. 211855; and March 20, 2009 in Book 486 of Official Records, page 83 as File No. 213186, Eureka County, Nevada records, as follows:  
"LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are served by Grantor."
17. Any matter, defect or interest existing, or which may arise, from the failure to include the marital status of the Grantor and Grantee in the Deed recorded February 6, 2015 in Book 577 of Official Records, page 73 as File No. 229153, Eureka County, Nevada records.  
If said parties were married, the herein described property would be subject to the community property interest of the spouse.  
Said conveyance contains numerous discrepancies and may be ineffective and voidable.
18. Any matter, defect or interest existing, or which may arise, from the failure to include the marital status of the Grantor and Grantee in the Deed recorded June 9, 2021 as File No. 2021-245184, Eureka County, Nevada records.  
If said parties were married, the herein described property would be subject to the community property interest of the spouse.
19. Rights, title and/or interest in favor of third parties including any parties in possession of said land.
20. 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:  
357 Pebble Lane  
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.

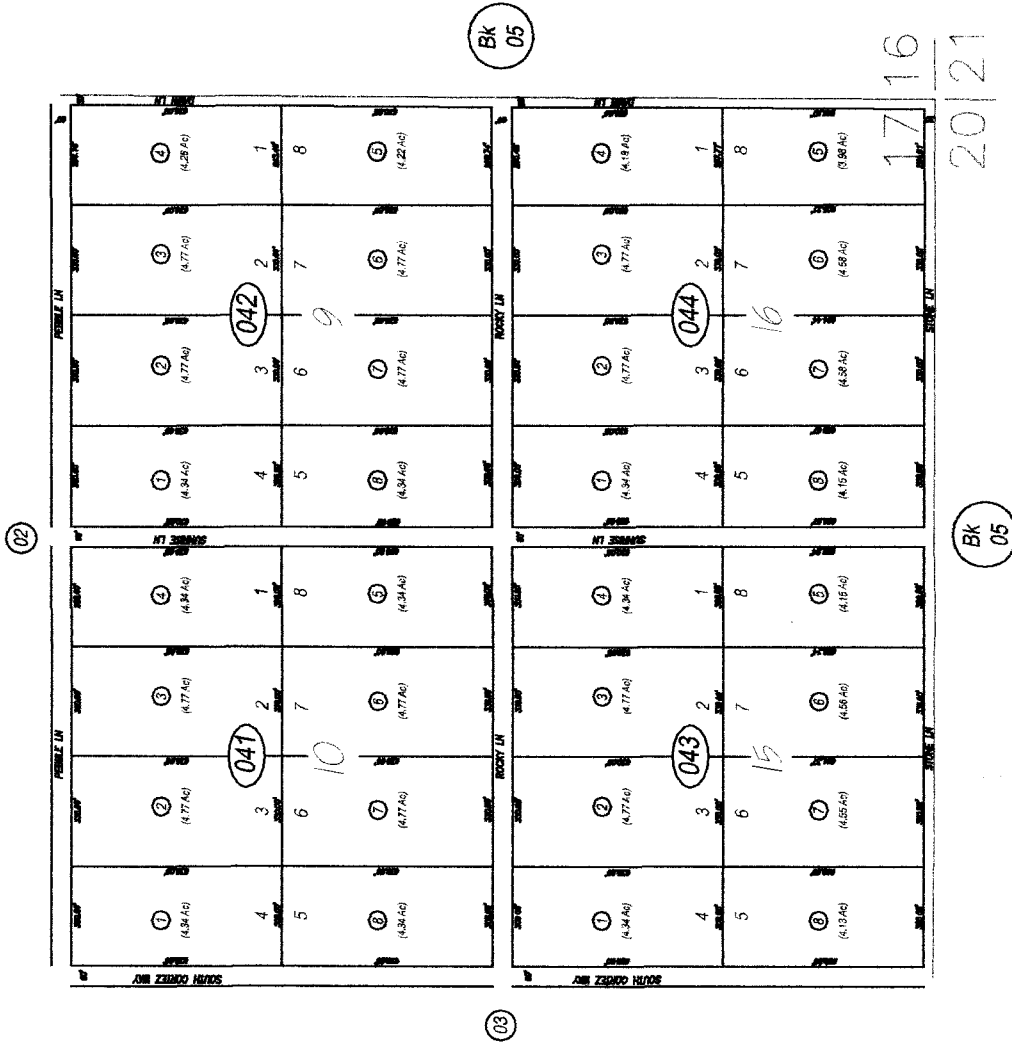
MELA. HERRERA  
1 FIREHOUSE ROAD  
ESPANOLA NM 87532

MELA. HERRERA  
357 PEBBLE LANE  
CRESCENT VALLEY NV 89821

**END OF EXCEPTIONS**

SE4 Sec. 17; T29N, R48E

03-04



NOTE: This plot is for assessment purposes only and does not represent a survey. No liability is assumed for the accuracy of the data extracted from this plot for other than assessment purposes. It is for information only and is not approved by the Eureka County Assessor's Office.

NOTE: ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES. ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES.

CRESCENT VALLEY RANCH & FARMS  
UNIT 3  
EUREKA COUNTY

BOOK/DE 29/48  
SCALE 1"=40'



## 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