

## WESTCOR LAND TITLE INSURANCE COMPANY

### LOT BOOK GUARANTEE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE OTHER PROVISIONS OF THE GUARANTEE CONDITIONS AND STIPULATIONS HEREOF, **WESTCOR LAND TITLE INSURANCE COMPANY**, A SOUTH CAROLINA CORPORATION, HEREIN CALLED THE COMPANY,

#### GUARANTEES

the Assured named in Schedule A of this Guarantee,

against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

#### SCHEDULE A

IS ATTACHED HERETO AS A SEPARATE PAGE AND MADE A  
PART OF THIS GUARANTEE

IN WITNESS WHEREOF, **WESTCOR LAND TITLE INSURANCE COMPANY** has caused this Guarantee to be signed and sealed as of the Date of Guarantee shown in Schedule A.

Issued By: **NV1016 \* TTL-25-2976**  
**Toiyabe Title, LLC**

**5496 Reno Corporate Dr  
Reno, NV 89511**

WESTCOR LAND TITLE INSURANCE COMPANY



By:



President

Attest:



Secretary

**NOTE: This Guarantee is of no force and effect unless Schedule A is attached together with any added pages incorporated by reference.**

## EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this guarantee:

1. Any law, ordinance or governmental regulation (including but no limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or environmental protection, or the effect of any violation of any such law, ordinance or governmental regulation, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Guarantee.
2. Rights of eminent domain or governmental rights of police power.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) known, created, suffered, assumed or agreed to by the guaranteed claimant; (b) resulting in no loss or damage to the guaranteed claimant; (c) attaching or created subsequent to Date hereof; or (d) resulting in loss or damage which would not have been sustained if the guaranteed claimant had paid value for the estate or interest guaranteed by this title guarantee.

## GUARANTEE CONDITIONS AND STIPULATIONS (To the extent terms included herein are applicable to this Guarantee)

1. This Guarantee is a guarantee of the record title only, as disclosed by an examination of the public records herein defined in the chain of title ownership.
2. The Company assumes no liability under this guarantee for any loss, cost or damage resulting from any physical condition of the land described herein.
3. In case knowledge shall come to the party guaranteed of any lien, encumbrance, defect or other claim of title guaranteed against and not excepted in this Guarantee, whether in a legal proceeding or otherwise, the party guaranteed shall notify the Company promptly in writing and secure to it the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect, at its own cost. Any action for the payment of any loss under this Guarantee must be commenced within one year after such loss or damage and to commence such action within the time hereinbefore specified shall be a conclusive bar against the maintenance of any action under this guarantee.
4. The Liability of the Company shall in no case exceed in all the amount stated in Schedule A hereof and shall in all cases be limited to the actual loss only of the party guaranteed, and all payments under this guarantee shall reduce the amount of this guarantee pro tanto. Any payments made by the Company under this Guarantee shall subrogate the Company to the rights of the party guaranteed for liability voluntarily assumed by the party guaranteed in settling any claim without the prior written consent of the Company.
5. This guarantee together with endorsements, if any, attached hereto by the Company is the entire contract between the guaranteed and the Company.

Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action

asserting such claim, shall be restricted to the provisions and conditions and stipulations of this guarantee.

No amendment or endorsement to this guarantee can be made except by writing endorsed hereon or attached hereto signed by either (the person or persons authorized by the requirements of the Company using this form).

### 6. Definition of Terms

The following terms when used in this guarantee mean:

- (a) "Guarantee": the party or parties named in Schedule A as guaranteed.
- (b) "Guarantee claimant": A guaranteed claiming loss or damage hereunder.
- (c) "Land": The land described, specifically or by reference in Schedule A, and improvements affixed thereto which by law constitutes real property; provided, however, the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, lanes, ways or waterways.
- (d) "Public Records": Records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.

7. All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at: Westcor Land Title Insurance Company, Attn: Claims, 875 Concourse Parkway South, Suite 200 Maitland, FL 32751.

# LOT BOOK GUARANTEE

## SCHEDULE A

State: NV

County: Eureka

Agent No. NV1016	Order No. TTL-25-2976	Guarantee No. LBG-3-NV1016-17917698	Liability Amount \$150.00
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1. Assured:

Vasilios Peter and Theodore Peter Rellos, brothers and both single men, and as joint tenants

2. Date of Guarantee:

Dec 2, 2025

3. Assurances given without examination of the documents listed or referred to and only to the specifically named documents and no others:

a. Description of the Land:

See Attached Exhibit A

b. The last recorded instrument in the public records purporting to transfer title to the said land was:

Joint Tenancy Deed, recorded, July 7, 1975, as Document No. 60051

c. That there are no mortgages or deeds of trust describing the land that have not been released or reconveyed by an instrument recorded in the public records, other than those shown below under Exceptions.

d. That there are no contracts for sale, contracts for deed, including memorandums giving notice of such contracts, attachments, tax deeds recorded within the last 9 years, which purport to affect the land other than those shown below under Exceptions.

4. EXCEPTIONS:

- a) NO IRS LIENS FOUND
- b) NO BANKRUPTCY OF RECORD

5. Mailing Notifications:

Vasilios Peter and Theodore Peter Rellos  
17452 Arminta Street  
Northridge, CA 91324



Issued By: Toiyabe Title and Escrow

## **LOT BOOK GUARANTEE**

### **EXHIBIT A**

The E1/2 of the E1/2 of the NW1/4 of the NE1/4, Section 35, T31N, R48E, M.D.B.&M., as per Government Survey.

RESERVING THEREFROM, an easement of 30' along all boundaries for ingress and egress, with power to dedicate, and except any and oil rights, including the right of entry for exploration and production of oil rights, or other carbohydrates.

RESERVING THEREFROM, a right of way, with rights of entry upon, over, along, across and through the said land for the purposes of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone line, lines for water, gas or sewerage, and reserving the sole right to convey rights.

## Hillie A. Petalio, Eureka County Recorder JOINT TENANCY DEED

THIS INDENTURE, made and entered into this 5th day of July, 1975, by and between Allen S. Hopkins and Lucille L. Hopkins, husband and wife, party of the first part, and Vasilios Peter and Theodore Peter Relios, brothers and both single men, and as joint tenants. Address: 17452 Arminta Street, Northridge, California, 91324.

## WITNESSETH:

That the said parties of the first part, in consideration of the sum of **TEN DOLLARS (\$10.00)**, lawful money of the United States of America, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever, all that certain lot, piece or parcel of land situate in the in the County of Eureka, State of Nevada, described as follows:

The E<sub>1</sub><sup>1</sup> of the E<sub>2</sub><sup>1</sup> of the NW<sub>1</sub><sup>1</sup> of the NE<sub>1</sub><sup>1</sup>, Section 35, T31N, R48E, M.D.B. & M., as per government survey.

RESERVING THEREFROM, an easement of 30' along all boundaries for ingress and egress, with power to dedicate, and, except any and oil rights, including the right of entry for exploration and production of oil rights, or other carbohydrates. RESERVING THEREFROM, a right of way, with right of entry upon, over, along, across and through the said land for the purposes of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone line, lines for water, gas or sewerage, and reserving sole right to convey rights **TOGETHER WITH** the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever.

DOCUMENTARY TRANSFER TAX \$ 1.10	
A COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES EXISTING AT TIME OF SALE.	
<i>Allen S. Hopkins</i>	
Signature of Declarant or Agent determining tax.	
Firm Name	

IN WITNESS WHEREOF, the parties of the first part has executed this conveyance the day and year first hereinabove written. The parties of the second part have joined in the execution of this conveyance for the purpose of evidencing their intention to hold title to the above-described property as joint tenants with right of survivorship and not as tenants in common or as community property.

ALLEN S. HOPKINS

LUCILLE L. HOPKINS

STATE OF CALIFORNIA  
County of SANTA CRUZ

On this 7th day of July, 1975, personally appeared before me, a Notary Public in and for said county and state, Allen S. Hopkins and Lucille L. Hopkins

known to me to be the persons described in and who executed the foregoing instrument and they duly acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in said county, the day and year in this certificate first above written.

RICHARD C. JONES

NOTARY PUBLIC

DOCUMENT NO.

Filed for record at the request of Allen S. Hopkins

on July 15, 1975

at 55 minutes past 10 o'clock A. M.

Recorded in Book

51 of Official Records

Page 484 Records of Eureka

County, Nevada.

Hillie A. Petalio

COUNTY RECORDER

FEE: \$ 3.00

By:

Deputy

FILE NO. 60051

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