

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-25-2983
Toiyabe Title, LLC

5496 Reno Corporate Dr
Reno, NV 89511

WESTCOR LAND TITLE INSURANCE COMPANY



By: Mary O'Donnell
President

Attest: [Signature]
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 not 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-25-2983

Guarantee No.
LBG-3-NV1016-17936878

Liability Amount
\$150.00

1. Assured:

George Parm and Ruth Parman, husband and wife, as to one half interest and David E. Groth and Sara L. Groth, his wife as joint tenants, as to one half interest

2. Date of Guarantee:
Dec 5, 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:
Correction Grant Deed to Joint Tenants, recorded February 16, 1995, as Document No. 157167

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:

David E. Groth and Sara L. Groth
P.O. Box 662
Eureka, NV 89316



Issued By: Toiyabe Title and Escrow

LOT BOOK GUARANTEE

EXHIBIT A

PARCEL NO. 3, as shown on the Parcel Map and Record of Survey of Lots 9 and 10, in Section 29, Township 20 North, Range 53 East, M.D.B.&M., as filed in the Office of the County Recorder of Eureka County, State of Nevada, on August 29, 1979, as File NO. 69399.

EXCEPTING AND RESERVING to the United States of America, all the oil and gas in said land, as reserved in Patent recorded March 21, 1966, in Book 10, Page 205, Document No. 41830, Official Records, Eureka County, Nevada.

GRANT DEED TO JOINT TENANTS

150453

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged GEORGE PARMAN and RUTH PARMAN, husband and wife, herein referred to as Grantors, do hereby grant, bargain and sell to DAVID E. GROTH AND SARA L. GROTH, his wife, as joint tenants with right of survivorship, of P.O. Box 662, Eureka, Nevada. herein referred to as grantee, and their assigns, forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

PARCEL MAP & RECORD OF SURVEY OF RANCHETTE #5 & RANCHETTE #6, of Lot 10, Section 20, T20N Rg 53 E MDB&M, as filed in the Office of the County Recorder of Eureka County, State of Nevada, as File No. 80941.

EXCEPTING AND RESERVING to the United States of America, all the oil and gas in said land, as reserved in Patent recorded March 21, 1966, in Book 10, Page 205, Document No. 41830, Official Records, Eureka County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, the Grantors have signed this Deed the 9th day of February, 1994.

BOOK 264 PAGE 301
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
David E. Groth
94 FEB -9 MO 52
EUREKA COUNTY, NEVADA
M.N. REBALANCE RECORDER
FILE NO. 7-
150453

GRANTOR:
[Signature]
GEORGE PARMAN
[Signature]
RUTH PARMAN

GRANTEE'S ADDRESS:
P.O. Box 662
Eureka, Nevada 89316
A.P.N. 07-380-15

SUBSCRIBED and SWORN to before me, a notary public in and for said county and state this 9th day of February, 1993.

NOTARY SEAL:



PHYLIS POTTER
Notary Public - State of Nevada
Appointment Recorded in Eureka County
MY APPOINTMENT EXPIRES DEC. 19, 1994

BOOK 264 PAGE 301

NOTARY PUBLIC

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DECLARATION OF VALUE

Recording Date 2-9-94 Book 264 Page 301 Instrument 150453
Full Value of Property Interest Conveyed \$ 7000 -
Less Assumed Liens & Encumbrances _____
Taxable Value (NRS 375.010, Section 2) _____
Real Property Transfer Tax Due \$ 9.10
if exempt, state reason. NRS 375.090, Section _____
Explain: _____

INDIVIDUAL		ESCROW HOLDER	
Under penalty of perjury, I hereby declare that the above statements are correct.		Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.	
Signature of Declarant <u>David E. Groth</u>		Signature of Declarant _____	
Name (Please Print) <u>David E. Groth</u>		Name (Please Print) _____	
Address <u>P.O. Box 662</u>		Address _____	
City <u>Carlsbad</u>		City _____	
State <u>NV</u>		State _____	
Zip <u>89316</u>		Zip _____	
Escrow Number _____		Escrow Number _____	
Firm Name _____		Firm Name _____	
Address _____		Address _____	
City _____		City _____	
State _____		State _____	
Zip _____		Zip _____	

NTC 6/22/93

157167

CORRECTION

GRANT DEED TO JOINT TENANTS

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is acknowledged, GEORGE PARMAN and RUTH PARMAN, Husband and Wife, herein referred to as Grantors, do hereby grant, bargain and sell one half interest, in the property and premises described to DAVID E. GROTH and SARA L. GROTH, his wife, as joint tenants with right of survivorship, of P.O. Box 662, Eureka, Nevada, herein referred to as Grantee, and their assigns, forever, the property and premises located in the County of Eureka, State of Nevada, described as follows:

PARCEL NO. 3, as shown on the Parcel Map and Record of Survey of Lots 9 and 10, in Section 29, Township 20 North, Range 53 East, M.D.B. & M., as filed in the Office of the County Recorder of Eureka County, State of Nevada, on August 29, 1979, as File No. 69399. EXCEPTING AND RESERVING to the United States of America, all the oil and gas in said land, as reserved in Patent recorded March 21, 1966, in Book 10, Page 205, Document No. 41830, Official Records, Eureka County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profit thereof.

This Deed corrects and replaces that certain Deed filed as document numbered 150453 at Book 264, Page 301 on February 9, 1994

IN WITNESS WHEREOF, the Grantors have signed this Deed the 16 day of February, 1995.

GRANTOR:

George Parman
GEORGE PARMAN

Ruth Parman
RUTH PARMAN

GRANTEE:

GRANTEE'S ADDRESS:

State of Nevada
County of Eureka

SUBSCRIBED and SWORN to before me, a notary public in and for said county and state this 16th day of February, 1995.

NOTARY PUBLIC

Marcia Elliott



MARCIA ELLIOTT
Notary Public - State of Nevada
Appointment Recorded in Eureka County
MY APPOINTMENT EXPIRES DEC. 20, 1997

BOOK 281 PAGE 146

BOOK 281 PAGE 146
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
George Parman
95 FEB 16 PM 4:36
EUREKA COUNTY NEVADA
M.N. REBALCATE, RECORDER
FILE NO. 157167
FEES \$7.00