

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:



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-25-2983	Guarantee No. LBG-3-NV1016-17936878	Liability Amount \$150.00
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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.



PHYLIS POTTER
Notary Public - State of Nevada
Appointed Recorded in Elko County
MY APPOINTMENT EXPIRES DEC. 19, 1991

NOTARY SEAL:

BOOK264 PAGE301

NOTARY PUBLIC

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

Eureka, Nevada 89316 07-380-15 A.P.N.

GRANTEE'S ADDRESS:

150453

7
FILE NO. **EE \$**
M.N. REBALLET, RECORDED
EUREKA COUNTY, NEVADA

BOOK 264 PAGE 301
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
DANIEL C. DAUZICH
94 FEB -9 MD:52

IN WITNESS WHEREOF: the Grantors have signed this
Deed the 9th February 1994.

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.

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:

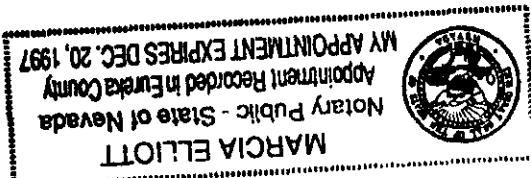
GRANT DEED TO JOINT TENANTS

15043

Recording Date 2-9-94 Book 264 Page 301 Instrument 150453

DECLARATION OF VALUE

BOOK 281 PAGE 46



SUDSCRIBED and SWORN to before me, a notary public in and for said
COUNTY and state this 16 day of July, 1995.
M. N. REBALLETI, RECORDER
EURKEA COUNTY NEVADA

95 REB 16 PM 4:36
RECORDED AT THE RECORDERS OF
OFFICIAL RECORDS
BOOK 281 PAGE 46

NOTARY PUBLIC

State of Nevada
County of Eureka

GRANTEE'S ADDRESS:

GRANTEE:

RUTH PARMAN

GEORGE PARMAN

GRANTOR:

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

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

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

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,

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.

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:

157167

CORRECTION

GRANT DEED TO JOINT TENANTS