

## 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-25-2981  
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-25-2981	Guarantee No. LBG-3-NV1016-17935316	Liability Amount \$150.00
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1. Assured:

Kathrine Ann Hardin-Parker and Scotty Lynn Parker, married persons as joint tenants

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:

Grant Deed, recorded November 13, 2018, as Document No. 236363

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:

Kathrine Ann Hardin-Parker, Scotty Lynn Parker  
3148 D ½ Road  
Grand Junction, CO. 81504



Issued By: Toiyabe Title and Escrow

## **LOT BOOK GUARANTEE**

### **EXHIBIT A**

T 29 N, R 48 E, Section 33

NE4 NE4 SE4

RECORDING REQUESTED BY  
KENT TAYLOR  
5402 Bull Run Circle  
Austin, Texas 78727

SEND FUTURE TAX STATEMENTS TO:  
AND WHEN RECORDED MAIL TO:  
Katherine Ann Hardin-Parker  
Scotty Lynn Parker  
3148 D 1/2 Road  
Grand Junction, CO. 81504

EUREKA COUNTY, NV  
RPTT:\$19.50 Rec:\$35.00  
Total:\$54.50  
KENT TAYLOR

2018-236363  
11/13/2018 03:45 PM  
Pgs=2



00002930201802363630020026

LISA HOEHNE, RECORDER

## GRANT DEED

**Kent Taylor**, as Grantor for the consideration of Five Thousand Dollars (\$5,000.00), hereby conveys, grants and deeds to **Katherine Ann Hardin-Parker and Scotty Lynn Parker**, married persons as joint tenants, as Grantee, the following property locally known as, and furthermore described as: **Apn#005-470-16 ; T29N , R48E, section 33, NE4NE4SE4 , Eureka County Nevada.**

On this 8<sup>th</sup> day of November 2018, in the County of Williamson, State of Texas, I/we herewith sign this Grant Deed.

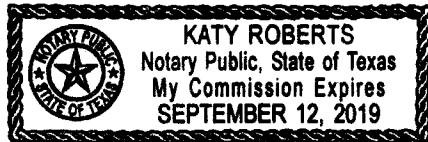
KENT TAYLOR

State of Texas )  
                  )  
                  ) ss  
County of Williamson )

On this the 8<sup>th</sup> day of November, 2018, before me, the undersigned, a notary public in and for said County and State, personally appeared Kent Taylor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 005-470-16  
b)  
c)  
d)

2. Type of Property:

a)  Vacant Land b)  Single Fam. Res.  
c)  Condo/Twnhse d)  2-4 Plex  
e)  Apt. Bldg f)  Comm'l/Ind'l  
g)  Agricultural h)  Mobile Home  
h)  Other

FOR RECORDER'S OPTIONAL USE ONLY

Book:	Page:
Date of Recording:	
Notes:	

3. Total Value/Sales Price of Property

\$ 5000,-

Deed in Lieu of Foreclosure Only (value of property)

\$ 5000,-

Transfer Tax Value:

\$ 5000,-

Real Property Transfer Tax Due

\$ 19.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

+35

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Kent Taylor Capacity Seller

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Kent Taylor  
Address: 5402 Bull Run Circle  
City: Austin  
State: TX Zip: 78727

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Katherine & Scotty Parker  
Address: 3148 D YZ Road  
City: Grand Junction  
State: CO Zip: 81504

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: SELLER  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Escrow #: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED