

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-25-2974**
Toiyabe Title, LLC

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

WESTCOR LAND TITLE INSURANCE COMPANY



By:



Mary O'Donnell

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-25-2974	Guarantee No. LBG-3-NV1016-17917162	Liability Amount \$150.00
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1. Assured:

Henry Neugebauer, a married man as his sole and separate property

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:

Grant, Bargain and Sale Deed, recorded April 6, 2012, as Document No. 220214

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:

Henry Neugebauer
6390 Cedarhurst St.
Vancouver, BC Canada
V6N 1J1



Issued By: Toiyabe Title and Escrow

LOT BOOK GUARANTEE

EXHIBIT A

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B. &M.

Section 9: Government Lot 5 and Government Lot 12

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU AND ELSIE BUCHENAU, recorded September 24, 1951, in Book 24 of Deeds at page 168, Eureka County, Nevada.

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

APN 005-030-17
Document Transfer Tax \$85.80
Order No. TSF-22519 LB
Cow County No. 42595 11
Mail Tax Bill to Grantee:
6390 Cedarhurst St.
Vancouver, BC, Canada
V6N 1J1

42595

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

ANTHONY I. FORSTER, TRUSTEE OF THE ANTHONY I. FORSTER LIVING TRUST DATED APRIL 26, 1996

do (es) hereby GRANT, BARGAIN and SELL TO

HENRY NEUGEBAUER, a married man as his sole and separate property

the real property situate in the County of Eureka, State of Nevada, described as follows:

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B. &M.

Section 9: Government Lot 5 and Government Lot 12

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU AND ELSIE BUCHENAU, recorded September 24, 1951, in Book 24 of Deeds at page 168, Eureka County, Nevada.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DOC# 220214

04/06/2012

08:31AM

Official Record

Requested By
COW COUNTY TITLE CO.

Eureka County - NV
Mike Rebaleati - Recorder

Page: 1 of 2 Fee: \$15.00
Recorded By FS RPTT: \$85.80
Book- 0530 Page- 0343



0220214

APN 005-030-17

DATED March 8, 2012

ANTHONY I. FORSTER LIVING TRUST
DATED APRIL 26, 1996

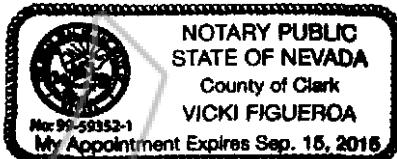
BY 

ANTHONY I. FORSTER, TRUSTEE

STATE OF NEVADA)
COUNTY OF Clark) ss.

On March 8, 2012 personally appeared
before me, a Notary Public (or Judge or other
authorized person, as the case may be),
ANTHONY I. FORSTER
who acknowledged to me that he executed the
within instrument.

Vicki Figueroa
Notary Public



 220214

Book: 530 04/06/2012
Page: 344 2 of 2

STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-220214

04/06/2012

08:31AM

Official Record

Requested By
COW COUNTY TITLE CO.

Eureka County - NV
Mike Rebaleati - Recorder

Page: 1 of 1 Fee: \$15.00
Recorded By FS PRTT: \$85.80

1. Assessors Parcel Number(s)

a) 005-030-17
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
i) Other

3. Total Value/Sales Price of Property:

\$22,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$22,000.00)

Transfer Tax Value:

\$22,000.00

Real Property Transfer Tax Due:

\$85.80

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # _____
b. Explain Reason for Exemption: _____

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 Anthony I. Forster

Capacity GRANTOR

Signature Henry Neugebauer

Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Anthony I. Forster, Trustee
Address: 3143 Sonata Drive
City: Las Vegas
State: NV Zip: 89121

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Henry Neugebauer
Address: 6390 Cedarhurst St.
City: Vancouver,
State: BC CANADA Zip: V6N 1J1

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Cow County Title Co. Escrow # TSF-22519/CC# 42595 11
Address: 761 S. Raindance Dr.
City: Pahrump State: NV Zip: 89048

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)