

## 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-25-2967**  
**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-25-2967	Guarantee No. LBG-3-NV1016-17894507	Liability Amount \$150.00
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1. Assured:

Kenneth Wayne Baker

2. Date of Guarantee:

Nov 24, 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:

Special Warranty Deed, recorded May 10, 2022, as Document No. 2022-248059

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:

Kenneth Wayne Baker  
27177 185th Ave SE  
Suite 111, Box 120  
Covington, WA 98042

## LOT BOOK GUARANTEE



Issued By: Toiyabe Title and Escrow

### EXHIBIT A

Lot 8 of Block 13, of Crescent Valley Ranch & Farms, Unit No. 3, as per Map recorded in said Eureka County, Nevada, as File No. 34551.

**Recording Requested By:**

TDP Holdings, LLC  
6200 Rockside Woods Blvd, Ste. 215  
Independence, Ohio 44131  
Ph: 216-925-5125

EUREKA COUNTY, NV  
RPTT:\$19.50 Rec:\$37.00  
\$56.50 Pgs=2  
TRUDREAM PROPERTIES, LLC  
LISA HOEHNE, CLERK RECORDER

**2022-248059**

05/10/2022 01:50 PM

**After Recording Return**

**To and Mail Tax:**

Kenneth Wayne Baker  
27177 185<sup>th</sup> Ave SE Suite 111, Box 120  
Covington, WA 98042  
Ph: 425-239-3396

**SPECIAL WARRANTY DEED**

Property Appraiser's Parcel Identification No. **003-033-05**

This Special Warranty Deed, Executed this 10<sup>th</sup> day of May, 2022

By **TDP Holdings, LLC**, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd. N. #215, Independence, OH 44131, hereinafter called the GRANTOR:

To **Kenneth Wayne Baker**, whose address is 27177 185<sup>th</sup> Ave SE Suite 111, Box 120, Covington, WA 98042, hereinafter called the GRANTEE:

Witnesseth, That the said Grantor, for valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in the County of Eureka, State of NV, viz:

**APN 003-033-05**

LOT 8 OF BLOCK 13 OF CRESCENT VALLEY RANCH & FARMS, UNIT NO. 3 AS PER MAP RECORDED IN SAID EUREKA COUNTY NEVADA, AS FILE NO. 34551.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

*IN WITNESS WHEREOF*, the said Grantor has signed and sealed these presents the day and year as written below.

TDP Holdings, LLC, Grantor  
Craig Kahn, Managing Member

Grantor Signature

STATE OF OHIO  
COUNTY OF CUYAHOGA

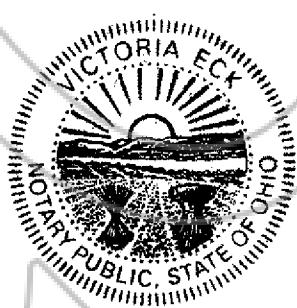
The foregoing instrument was acknowledged before me this 10th day of May 2022  
(date) by Craig Kahn of TDP Holdings, LLC, an Ohio limited liability company, on behalf of the  
corporation.

W  
Notary Public

Victoria Eck  
Printed Name

My Commission Expires:

June 28, 2026



**STATE OF NEVADA**  
**DECLARATION OF VALUE FORM**

## 1. Assessor Parcel Number(s)

a) 003-033-05  
 b)  
 c)  
 d)

## 2. Type of Property:

a) <input checked="" type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam. Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
	Other _____		

## 3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_)

## FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

## Transfer Tax Value:

\$ 4997

## Real Property Transfer Tax Due

\$ 4997\$ 19.50**4. If Exemption Claimed:**

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

## 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Kenneth Wayne Baker Capacity Buyer

Signature Craig Kahn Capacity Seller

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

Print Name: TDP Holdings, LLC by Craig Kahn, Owner  
 Address: 6200 Rockside Woods Blvd, Ste 215  
 City: Independence  
 State: OH Zip: 44131

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

Print Name: Kenneth Wayne Baker  
 Address: 27177 185th Ave SE Suite 111, Box 120  
 City: Covington  
 State: WA Zip: 98042

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_