

## 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-25-2979  
**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-25-2979

Guarantee No.  
LBG-3-NV1016-17930753

Liability Amount  
\$150.00

1. Assured:

Jacquelynn V. Wise, an unmarried woman, Johnnye Cheryle Cooper, a widow, Johnnie B. Wise, Jr., a married man, as his sole and separate property, Terry W. Wise, an unmarried woman and Jo Angela Popp, a married woman as her sole and separate property, mother and daughter, as joint tenants, Jason Gabriel Whitney an unmarried man, Rebecca D'Ann Conver, a married woman, as her sole and separate property, and Adam Lawrence Whitney, an unmarried man, all as tenants in common, Keith R. Wise, a married man, as his sole and separate property, all as tenants in common

2. Date of Guarantee:

Dec 4, 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:

Individual Quitclaim Deed, recorded November 5, 1996, as Document No. 165005

Quitclaim Deed, recorded, December 5, 2002, as Document No. 180249

Quitclaim Deed, recorded, August 19, 2021, as Document No. 245596

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:

Mr. & Mrs. Johnnie B. Wise  
750 Bayonne Street  
El Segundo, CA 90245

Terry W. Wise  
1838 Van Epps Dr.  
Canson City, NV 89701

## LOT BOOK GUARANTEE

Jo Angela Popp  
1838 Van Epps Dr.  
Carson City, NV 89701

Grace D. Whitney  
6475 Bonanza Drive  
Winnemucca, NV 89445

Jason G. Whitney, Rebecca D. Conver, Adam L. Whitney  
4135 Center Street  
Winnemucca, NV 89445



Issued By: Toiyabe Title and Escrow

### EXHIBIT A

North ½ of Southwest ¼, Section 21, Township 29 North, Range 48 East, M.D.B.&M., as per Government Survey.

RESERVING THEREFROM an easement of 40 feet along all boundaries for ingress and egress, with power to dedicate.

EXCEPT any oil rights, including the right of entry for exploration and production of oil or other carbohydrates and subject to rights of way, easements, reservations, restrictions, covenants and conditions of record.

EUREKA COUNTY, NV  
LAND-QTD  
Rec:\$37.00  
Total:\$37.00

2021-245596  
08/19/2021 03:03 PM

Pgs=3

REBECCA D'ANN CONVER



00013091202102455960030034

LISA HOEHNE, CLERK RECORDER E05

TAX PARCEL #:5-410-06

FILED FOR RECORD AT REQUEST OF:

Grace D. Whitney

**WHEN RECORDED MAIL TO:**

Rebecca D. Conver

4135 Center Street, Winnemucca, NV 89445

**TAX STATEMENT MAIL TO: the same above**

### QUITCLAIM DEED

For an in consideration of \$0.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grace D. Whitney, a married woman, as her sole and separate property (the "Grantor"), **hereby CONVEY(S), REMISE(S), RELEASE(S) and QUITCLAIM(S) TO** Jason Gabriel Whitney an unmarried man, Rebecca D'Ann Conver, a married woman, as her sole and separate property, and Adam Lawrence Whitney, an unmarried man, (collectively the "Grantee") all as tenants in common, the following described real estate property (the "Premises"), situated in the County of Eureka, State of Nevada, together with all after acquired title of the Grantor in the Premises:

North ½ of Southwest ¼, Section 21, Township 29 North, Range 48 East, M.D.B. & M., as per Government Survey.

RESERVING THEREFROM an easement of 40 feet along all boundaries for ingress and egress, with power to dedicate.

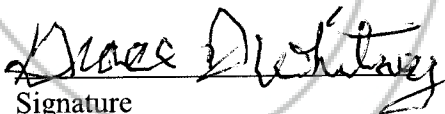
EXCEPT any and all oil rights, including the right of entry for exploration and production of oil or other carbohydrates and subject to rights of way, easements, reservations, restrictions, covenants and conditions of record.

Being all or part of the same property described in County Register's Deed Book 303, Page 222.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED: August 18, 2021.

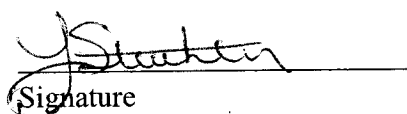


Signature

Grace D. Whitney

Name

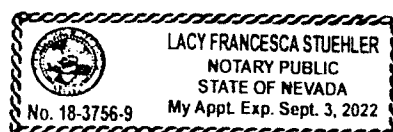
Signed in the presence of:



Signature

Lacy Stuehler

Name



### Spousal Acknowledgement

I, Michael L. Whitney, spouse of Grace D. Whitney, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the "Grantee" all rights of dower, courtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

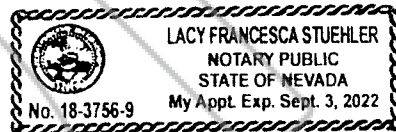
Spouse's Signature: Michael L. Whitney

STATE OF NEVADA  
COUNTY OF HUMBOLDT

On this day personally appeared before me Michael L. Whitney, the "Grantor's Spouse", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Spousal Acknowledgement was signed as a free and voluntary act and deed for the uses and purposes there in mentioned.

GIVEN under my hand and official seal this 18<sup>th</sup> day of August 2021.

L. Stuehler  
Notary Public in and for the State of Nevada  
County of Humboldt  
My Commission Expires 9/3/2022



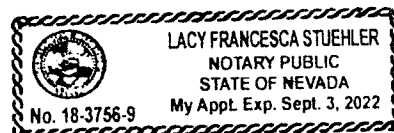
### Grantor Acknowledgement

STATE OF NEVADA  
COUNTY OF HUMBOLDT

On this day personally appeared before me Grace D. Whitney, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Quitclaim Deed was signed as a free and voluntary act and deed for the uses and purposes there in mentioned.

GIVEN under my hand and official seal this 18<sup>th</sup> day of August 2021.

L. Stuehler  
Notary Public in and for the State of Nevada  
County of Humboldt  
My Commission Expires 9/3/2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 5-410-016  
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  
☐ Other

**FOR RECORDER'S OPTIONAL USE ONLY**

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

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

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

**3. Total Value/Sales Price of Property**

\$ 10,957.00

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

Transfer Tax Value: \_\_\_\_\_

\$ \_\_\_\_\_

Real Property Transfer Tax Due \_\_\_\_\_

\$ 0

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 5

b. Explain Reason for Exemption: parent transfer title to children

**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 Rebecca Conner

Capacity Daughter (Grantee)

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: GRACE D. Whitney  
Address: 6475 BONANZA DRIVE  
City: WINNEMUCA  
State: NV Zip: 89445

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: JASON G. Whitney, REBECCA D. CONNER  
Address: 4135 CENTER STREET ADAM L. Whitney  
City: WINNEMUCA  
State: NV Zip: 89445

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

Print Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



180249

The undersigned grants declare(s):

Documentary transfer is \$ 0.00, realty not sold.

### QUITCLAIM DEED

**THIS INDENTURE WITNESSETH:** *at* Terry W. Wise, an unmarried woman in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, hereby quitclaim to Terry W. Wise, an unmarried woman and Jo Angela Popp, a married woman as heole and separate property, mother and daughter, as joint tenants all that real property in the County of **Eure** State of Nevada, bounded and described as follows:

All of my 1/6 interest in and to the property described as:

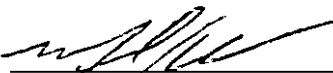
North 1/2 of South 1/4, Section , Township 29 North, Range 48 East, M.D.B. & M., as per Government Survey.


**RESERVING THEREFROM** easement of 40 feet along all boundaries for ingress and egress, with power to dedicate.

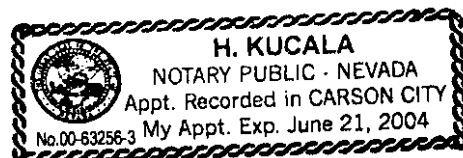
**EXCEPT** any and all oil righ including the right of entry for exploration and production of oil or other carbohydrates and subject to nts of way, reservations, covenants and conditions of record.

IT IS THE INTENT OF MICHAEL K. POPP, SPOUSE OF JO ANGELA POPP, TO DIVEST HIMSELF OF ANY AND ALL INTEREST IN AND TO THE ABOVE DESCRIBED PROPERTY, COMMUNITY OR OTHERWISE, AND TO VEST TITLE TO JO ANGELA POPP AS HER SOLE ANEPARATE PROPERTY.

Dated: 11/22/02

  
Michael K. Popp

  
Terry W. Wise



STATE OF NEVADA

COUNTY OF Carson City

On 11/22/02 personally appeared before me, a Notary Public,

Terry W. Wise and Michael K. Popp



# State of Nevada Declaration of Value

## 1. Assessor Parcel Number

- a) 5-410-06  
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/Sale Price of property:

Deed in Lieu of Foreclosure C (value of property)

\$ 0.00

Transfer Tax Value

\$

\$ 0.00

## Real Property Transfer Tax Due:

## 3. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 11

b. Explain Reason for Exempt: 11 transfer of title from mother to other + daughter

## 5. Partial Interest: Percentage Bq 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 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, Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Terry V. Wise Capacity \_\_\_\_\_

Signature Jo Angela Popp Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

Print Name: Terry V. Wise

Address: 1838 Van Epps Dr.

City: Carson Ci.

State: NV Zip: 89701

## BUYER (GRANTEE) INFORMATION

Print Name: Jo Angela Popp

Address: 1838 Van Epps Dr.

City: Carson City

State: NV Zip: 89701

## COMPANY/PERSON REQUESTING RECORDING

## FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 180249

Book: 356 Page: 012

Date of Recording: 12-5-02

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

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX is \$ -0-

Unincorporated area

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOHNNIE B. WISE and DELLA Q. WISE, husband and wife as joint tenants hereby REMISE(S), RELEASE(S) AND QUITCLAIM(S) TO

JACQUELYNN V. WISE, an unmarried woman, JOHNNY CHERYLE COOPER, a widow, JOHNNIE B. WISE, JR., a married man, as his sole and separate property, TERRY W. WISE, an unmarried woman, GRACE D. WHITNEY, a married woman, as her sole and separate property and KEITH R. WISE, a married man, as his sole and separate property, all as tenants in common, the following described real property in the county of Eureka, State of Nevada:

North 1/2 of Southwest 1/4, Section 21, Township 29 North, Range 48 East, M.D.B. & M., as per Government Survey.

RESERVING THEREFROM an easement of 40 feet along all boundaries for ingress and egress, with power to dedicate.

EXCEPT any and all oil rights, including the right of entry for exploration and production of oil or other carbohydrates and subject to rights of way, easements, reservations, restrictions, covenants and conditions of record.

DATED: September 25, 1996

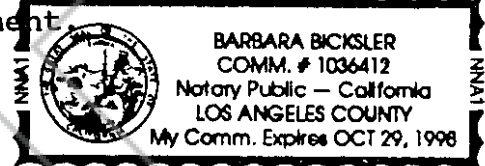
Said Grantees reside at:  
750 Bayonne Street  
El Segundo, California 90245

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

On September 25, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHNNIE B. WISE and DELLA Q. WISE personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same in their authorized capacities, and by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Barbara Bickler  
Notary Public in and for said State



SPACE BELOW THIS LINE FOR RECORDER

WHEN RECORDED MAIL TO:  
Mr. & Mrs. Johnnie B. Wise  
750 Bayonne Street  
El Segundo, CA 90245

MAIL TAX STATEMENTS TO:  
SAME

APN # 5-410-06

BOOK 303 PAGE 222  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Brandlin & Brandlin  
96 NOV -5 PM 1:06

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 7.00

BOOK 303 PAGE 222

165005

DECLARATION OF VALUE  
EUREKA COUNTY, NEVADA

Recording Date 11/5/96 Book 303 Page 222 Instrument # 165005

Full Value of Property Interest Conveyed \$ \_\_\_\_\_  
Less Assumed Liens & Encumbrances -- \_\_\_\_\_  
Taxable Value (NRS 375.010, Section 4) \$ \_\_\_\_\_  
Real Property Transfer Tax Due \$ -0-

If exempt, state reason. NRS 375.090, Section \_\_\_\_\_. Explain:

This is a transfer from parents to their children - no transfer tax due.

☐ Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Johnnie B Wise  
Signature of Declarant

JOHNNIE B. WISE  
Name (Please Print)

750 Bayonne Street  
Address  
El Segundo, California 90245

City State Zip

ESCROW HOLDER

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

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Escrow Number

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Address

City State Zip

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on \_\_\_\_/\_\_\_\_/\_\_\_\_