

## 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-25-2982  
**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-25-2982

Guarantee No.  
LBG-3-NV1016-17935720

Liability Amount  
\$150.00

1. Assured:

Steve W. Jackson, an unmarried man

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:

Quitclaim Deed, recorded July 12, 2007, as Document No. 210282

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
- c) Deed Effective Upon Death of Grantor, recorded February 17, 2011, as Document No.216772

5. Mailing Notifications:

Steve W. Jackson  
PO. Box 715  
Eureka, NV 89316



Issued By: Toiyabe Title and Escrow

# LOT BOOK GUARANTEE

## EXHIBIT A

### PARCEL 1:

RANCHETTE "B" and RANCHETTE "D", as shown on the Parcel Map and Record of Survey of Parcel 6, Lot 9, 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 October 6, 1981, as File No. 82287.

EXCEPTING AND RESERVING, also, to the United States all the oil and gas in the land so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509) as reserved in Patent from the United States of America, recorded March 21, 1966, in Book 10, Page 205 of Official Records, Eureka County, Nevada.

### PARCEL 2:

An easement thirty (30') feet in width running North from an existing well which lies Southerly from the Southeasterly corner of Parcel 1; the Southerly terminus shall be at the well and the Northerly terminus shall be at the Southeasterly corner of Parcel 1, all as granted in a Deed recorded June 29, 1978 in Book 64, Page 519, Official Records, File No. 65630, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, appurtenances thereto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

DOC # 0210282

07/12/2007

01 28 PM

**Official Record**

Recording requested By  
ROBERT J. WINES

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By FES

Book- 0460 Page- 0001

APN: 007-380-20

After Recording Send To:

Send Tax Statements To:

Steve W. Jackson  
P.O. Box 715  
Eureka, NV 89316



**QUITCLAIM DEED**

**THIS INDENTURE**, made and entered into as of the 28<sup>th</sup> day of June, 2007,

by and between LINDA M. JACKSON, a unmarried woman, Grantor; and STEVE W. JACKSON,  
an unmarried man, Grantee;

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful,  
current money of the United States of America, to her in hand paid by the said Grantee, the receipt  
whereof is hereby acknowledged, does by these presents release, remise and quitclaim unto the said  
Grantee, and to the successors and assigns of the Grantee forever, those certain parts, pieces or  
parcels of real property situate, lying and being in the County of Eureka, State of Nevada, and more  
particularly described as follows:

**PARCEL 1:**

RANCHETTE "B" and RANCHETTE "D", as shown on the Parcel Map and Record  
of Survey of Parcel 6, Lot 9, in Section 29, Township 20 North, Range 53 East,  
MDB&M, as filed in the Office of the County Recorder of Eureka County, State of  
Nevada, on October 6, 1981, as File No. 82287.

EXCEPTING AND RESERVING, also, to the United States all the oil and gas in the  
land so patented, and to it or persons authorized by it, the right to prospect for, mine,  
and remove such deposits from the same upon compliance with the conditions and  
subject to the provisions and limitations of the Act of July 17, 1914, (38 Stat. 509)  
as reserved in Patent from the United States of America, recorded March 21, 1966,  
in Book 10, Page 205 of Official Records, Eureka County, Nevada.

PARCEL 2:

An easement thirty (30') feet in width running North from an existing well which lies Southerly from the Southeasterly corner of Parcel 1; the Southerly terminus shall be at the well and the Northerly terminus shall be at the Southeasterly corner of Parcel 1, all as granted in a Deed recorded June 29, 1978 in Book 64, Page 519, Official Records, File No. 65630, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

TOGETHER WITH a portion of the water usage permitted by the State Engineer under Water Permit #44668, said portion being described as 0.033 cubic feet per second with said use not to exceed 1.76 million gallons per annum.

SUBJECT TO all taxes and assessments, reservations, restrictions, conditions, exceptions, regulations, zoning, codes, easements, rights of way, ordinances, licenses affecting the property, if any, encroachments, if any, upon any street, highway or other property.

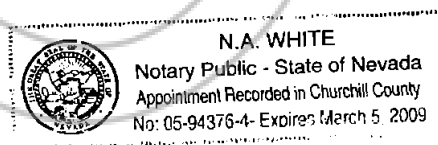
TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand as of the day and year first hereinabove written.

  
LINDA M. JACKSON

STATE OF NEVADA            )  
  ) SS.  
COUNTY OF CHURCHILL )

On this 28<sup>th</sup> day of JUNE, 2007, personally appeared before me, a Notary Public, LINDA M. JACKSON, known to or proved to me to be said person, who acknowledged that she executed the foregoing instrument



  
NOTARY PUBLIC



0210282

Book 460 07/12/2007  
Page 2 Page 2 of 2

STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-210282

07/12/2007

01:28 PM

Official Record

Recording requested By  
ROBERT J. WINES

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee \$15.00

Recorded By: FES RPTT:

Book- 0460 Page- 0001

1. Assessor Parcel Number (s)

- a) 007-380-20  
b)  
c)  
d)

2. Type of Property:

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" 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     |
| i) <input type="checkbox"/> | Other        |  |                 |

3. Total Value/Sales Price of Property:

\$ 120,000.00

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

Transfer Tax Value: \$

Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 6

b. Explain Reason for Exemption: transfer of title between former spouses  
in compliance with a decree of divorce

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 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 Robert J. Wines Capacity Attorney

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

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Linda M. Jackson  
Address: 750 E. Stillwater Sp 45  
City: Fallon  
State: NV Zip: 89406

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Steve W. Jackson  
Address: P.O. Box 715  
City: Eureka  
State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

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

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

APN: 007-380-20

After Recording Return to:

Steve W. Jackson  
P.O. Box 715  
Eureka, NV 89316

**DOC # 0216772**

02/17/2011

09:34 AM

**Official Record**

Recording requested By  
STEVE JACKSON

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$19.00

Page 1 of 3

RPTT:

Recorded By: FES

Book- 512 Page- 0238



0216772

**DEED EFFECTIVE UPON DEATH OF GRANTOR**

**THIS DEED EFFECTIVE UPON DEATH OF GRANTOR**, is made and executed this  
17 day of February, 2011, by and between STEVE W. JACKSON, an unmarried man, Grantor  
to LINDA M. JACKSON, an unmarried woman, Grantee;

**WITNESSETH:**

That the Grantor, for and in consideration of love and affection, does by these presents  
transfer and convey to Grantee, effective upon the death of the Grantor, pursuant to NRS 111.109,  
all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and  
more particularly described as follows:

**PARCEL 1:**

RANCHETTE "B" and RANCHETTE "D", as shown on the Parcel Map and Record  
of Survey of Parcel 6, Lot 9, in Section 29, Township 20 North, Range 53 East,  
MDB&M, as filed in the Office of the County Recorder of Eureka County, State of  
Nevada, on October 6, 1981, as File No. 82287.

EXCEPTING AND RESERVING, also, to the United States all the oil and gas in the  
land so patented, and to it or persons authorized by it, the right to prospect for, mine,  
and remove such deposits from the same upon compliance with the conditions and  
subject to the provisions and limitations of the Act of July 17, 1914, (38 Stat. 509)  
as reserved in Patent from the United States of America, recorded March 21, 1966,  
in Book 10, Page 205 of Official Records, Eureka County, Nevada.

///



## PARCEL 2:

An easement thirty (30') feet in width running North from an existing well which lies Southerly from the Southeasterly corner of Parcel 1; the Southerly terminus shall be at the well and the Northerly terminus shall be at the Southeasterly corner of Parcel 1, all as granted in a Deed recorded June 29, 1978 in Book 64, Page 519, Official Records, File No. 65630, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements situate thereon.

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

TOGETHER WITH a portion of the water usage permitted by the State Engineer under Water Permit #44668, said portion being described as 0.033 cubic feet per second with said use not to exceed 1.76 million gallons per annum.

SUBJECT TO all exception, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

## SPECIAL PROVISIONS:

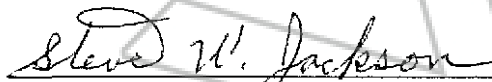
1. The effectiveness of this Deed may be established by the recordation of an Affidavit of Death of Grantor with a certified copy of the Death Certificate of Grantor in the event Grantor shall still own any right, title and interest in the property conveyed at the time of death.
2. Grantor does not designate a successor in interest to the Grantee,
3. If: (A) all persons constituting Grantor or the surviving Grantor, after the death of the first Grantor, revoke this Deed during the lifetime of such persons by: (1) an unconditional deed conveying the property to themselves or to the survivor; or (2) a written revocation referring to this Deed; or (B) all persons constituting Grantor, or the survivor of them transfer all right, title and interest in the property to another person during the lifetime of such persons; or (C) all persons constituting Grantee die before the death of all persons constituting Grantor, this deed shall become void on the occurrence of any such event.
4. The provisions of this Deed must not be construed to limit the recovery of benefits paid for Medicaid.

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**TO HAVE AND TO HOLD**, Grantor retains all rights and incidents of ownership until death, at which time, all rights and incidents of ownership shall be transferred to the Grantee as described hereinabove.


**IN WITNESS WHEREOF**, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

  
STEVE W. JACKSON

STATE OF NEVADA       )  
                                      ) SS.  
COUNTY OF EUREKA    )

On this 17 day of February, 2011, personally appeared before me, a Notary Public, STEVE W. JACKSON, known or proved to me to be said person, who acknowledged that he executed the foregoing Deed Effective Upon Death of Grantor.



  
NOTARY PUBLIC  
Commission Expires: July 17, 2012

# State of Nevada Declaration of Value

DOC # DV-216772

02/17/2011

09 34 AM

Official Record

FO

Docu

Recording requested By  
STEVE JACKSON

Book

Date

Eureka County - NV

Notes

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$19.00

Recorded By: FES RPTT:

Book- 512 Page- 0238

1. Assessor Parcel Number(s)

a) 007-380-20

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:

\$

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value per NRS 375.010, Section 2:

\$

Real Property Transfer Tax Due:

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 10

b. Explain Reason for Exemption: conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.109

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 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 Robert J. Wines Capacity Attorney

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

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Steve W. Jackson

Address: P.O. Box 715

City: Eureka

State: NV

Zip: 89316

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Steve W. Jackson

Address: P.O. Box 715

City: Eureka

State: NV

Zip: 89316

**COMPANY REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp.

Escrow #

Address: 687 6th Street, Suite 1

City: Elko

State: NV

Zip: 89801

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