

DOC # 0213046

01/16/2009

02:42 PM

Official Record

Recording requested By
STEWART TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$46.00

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RPTT:

Recorded By: FES

Book- 0485 Page- 0042

ASSESSOR'S PARCEL # 007-395-21

COUNTY OF EUREKA



0213046

AFFIDAVIT

CONVERSION OF MANUFACTURED/MOBILE HOME
TO REAL PROPERTY
NRS 361.244

PART I TO BE COMPLETED BY APPLICANT

MANUFACTURED/MOBILE HOME INFORMATION

1. Owner/Buyer name Lester Porter and Kathryn J. Porter
2. Owner of land (if leased) _____
3. Physical location of manufactured/mobile home 595 El Gato, Eureka, NV 89316
see attached legal description
4. Mobile home description: Manufacturer CMH Manufacturing West, Inc. 72RES28523AH08
Model Year 2008 Serial # ALB0324700E - AB Length 52' Width 324"
5. Mobile home dealer (if new unit) Pony Express Home Sales, LLC
6. Current lien holder (if any) _____
7. New lien holder: Name _____
Address _____

PART II OWNER/BUYER SIGNATURE(S)

The undersigned, as owner(s)/buyer(s) of the above described manufactured/mobile home and real property, agrees to the conversion of the above described unit from personal to real property and understands that any liens or encumbrances on that unit may become a lien or encumbrance on that land. **PERSONAL PROPERTY TAXES MUST BE PAID IN FULL FOR THE CURRENT FISCAL YEAR.**

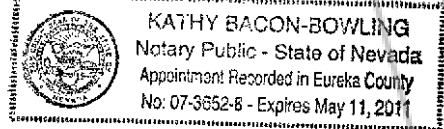
***This conversion process is not valid until issuance of a "Real Property Notice" by Manufactured Housing Division.**

ALL DOCUMENTS RELATING TO THE MANUFACTURED/MOBILE HOME AS PERSONAL PROPERTY MUST BE SURRENDERED TO THE MANUFACTURED HOUSING DIVISION. THIS CONVERSION IS NOT VALID UNTIL ISSUANCE OF A "REAL PROPERTY NOTICE". THE MANUFACTURED/MOBILE HOME WILL THEN BE PLACED ON THE NEXT SUCCEEDING TAXROLL AS REAL PROPERTY.

Lester Porter 1-9-09 Kathryn Porter 1/9/09
SIGNATURE-OWNER/BUYER DATE SIGNATURE-OWNER/BUYER DATE

County of Eureka

State of Nevada



On January 9th, 2009 before me the undersigned, a Notary Public,
in and for the State of Nevada, County of Eureka personally appeared
Lester Porter And Kathryn J. Porter
Who acknowledged that t he y executed this affidavit.

Kathy Bacon-Bowling
Notary Public

PART III TO BE COMPLETED BY THE PUBLIC WORKS DEPARTMENT

1. Approved plot plan at this location verified by C. Muehl Date 1-9-09
2. Foundation meets requirements for this jurisdiction for conversion from personal property to real property verified by Gayle Muehl Date 1-9-09
3. Verification that running gear has been removed by C. Muehl Date 1-9-09

PART IV TO BE COMPLETED BY COUNTY ASSESSOR

1. Land ownership verified by M. Mears Date 1/9/09
2. Manufactured home ownership verified by M. Mears Date 1/9/09
3. Manufactured home account no. 1585 verified by M. Mears Date 1/9/09

Michael A. Mears
SIGNATURE (ASSESSOR)

Michael A. MEARS, ASSESSOR
NAME/TITLE

1/9/09
DATE

When recorded mail to:
Name:
Address:
City, State, Zip:

DISTRIBUTION:
ORIGINAL TO MANUFACTURED HOUSING
COPY TO COUNTY ASSESSOR
COPY TO LIENHOLDER OR OWNER



**Exhibit A
LEGAL DESCRIPTION**

File Number: 1014056

Parcel G as shown on that certain Parcel Map for E. A. and L. C. Rasmussen filed in the office of the County Recorder of Eureka County, State of Nevada, on February 15, 1989, as File No. 126447, being a portion of Parcel "O" of Parcel Map, Document No. 115500, E1/2 Section 17, Township 20 North, Range 53 East, M.D.B.&M ..

EXCEPTING from all of the above described parcels all the oil and gas lying in and under said land as reserved by the U.S.A., in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

(One inch Margin on all sides of Document for Recorder's Use Only

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REQUEST FOR INSPECTION TO CONVERT MOBILE/MANUFACTURED HOME TO REAL PROPERTY

Name Lester & Kathryn Porter Phone _____
Mobile Home Address 595 El Gato
Mailing Address _____

\$100.00 INSPECTION FEE

ALL INSPECTIONS OF MOBILE HOME CONVERSION WILL BE MADE BY THE EUREKA COUNTY PUBLIC WORKS DEPARTMENT, AND THE FOLLOWING MUST BE PRESENT:

1. The mobile home shall be set up as required by N.R.S. 489 and shall have a current State of Nevada inspection certificate for that location.
2. All installations to be converted to real property shall have continuous poured-in-place footings under each support frame. Footings shall be a minimum sixteen inches (16") x six inches (6") with two (2) #4 rebar in each footing, running continuous.
3. Tie-downs shall be placed in the outside footings ten feet (10') on center maximum, and twenty-four inches (24") from the ends of all footings.
4. On existing mobile homes where poured-in-place runners exist, approved drive-in anchors may be allowed. The maximum distance between drive-in anchors shall be six feet (6') on center.
5. Perimeter enclosure must be constructed of concrete or concrete block, with a minimum width of four inches (4").
6. All perimeter concrete placed shall extend a minimum of thirty-six inches (36") below grade where subject to freezing and thawing conditions.
7. Two access holes must be provided, minimum eighteen inches (18") x twenty-four inches (24") or larger.
8. Crawl space must be provided with adequate ventilation.
9. All wheels, axles, and tongues must be removed.
10. Minimum standards as set forth above must be met. Engineering and/or other supporting facts shall be supplied to the Public Works Department.

All design and construction must incorporate good engineering standards and construction practices and shall not void the mobile home manufacturer's requirements.

When all the above requirements have been met, contact the Eureka County Assessor's Office, 20 South Main St., P.O. Box 88, Eureka, Nevada, 89316 or call (775) 237-5270, to complete conversion requirements.

Public Works Inspector
Signature _____

Date 1-9-09

Chapter 15.08.140 05/06/99

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INSTRUCTIONS

GENERAL INFORMATION FOR AFFIDAVIT OF CONVERSION OF MANUFACTURED/MOBILE HOME TO REAL PROPERTY

AS APPLICANT YOU MUST COMPLETE THE FOLLOWING REQUIREMENTS:

Before moving the manufactured/mobile home onto the parcel, contact the Eureka County Public Works Department and obtain an inspection form to convert mobile home to real property. It is your responsibility to meet all state and local regulations. Eureka County Ordinance Chapter 15.08.140.

This affidavit should be typed or printed clearly. **DO NOT** make any corrections with "white out".

PART 1 – To be completed by the applicant. If the transaction involves a seller/buyer transaction, all information must pertain to the buyer.

PART 2 – Owner/Buyer Signature(s). **Please read the statement carefully before signing.** If you do not know if all requirements have been met, contact the Public Works Department. Signature(s) must be notarized.

PART 3 – To be completed by the Public Works Department. *The Request For Inspection To Convert Mobile Home To Real Property* must be completed and the \$100 fee paid to the Public Works Department.

PART 4 – To be completed by the County Assessor.

NOTE:

- Land must be owned by the owner of the manufactured home (unless real property is leased in accordance with NRS 361.244.1.B)
- Lienholder name and address must be complete
- Personal property taxes for the current fiscal year, must be paid in full

The Affidavit of Conversion Of Manufactured/Mobile Home To Real Property must be recorded with the County Recorder. **IT IS THE APPLICANT'S RESPONSIBILITY** to send the recorded document, the current Manufactured Home Title (**signatures of owners/sellers and purchasers must be notarized**), and any other related documents along with a check of **\$50** to: Manufactured Housing Division, 2501 E. Sahara Ave. #204, Las Vegas, NV 89104.

The manufactured home will be placed on the next succeeding real property tax roll **ONLY** upon issuance of a "Real Property Notice" by the Manufactured Housing Division.



Chapter 15.08MOBILE HOMESSections:

- 15.08.010 Applicability.
- 15.08.020 Density.
- 15.08.030 Minimum setback.
- 15.08.040 Recreational vehicles as dwelling units.
- 15.08.050 Recreational vehicle storage.
- 15.08.060 Installation permit--Generally.
- 15.08.070 Permanent installation permit.
- 15.08.080 Temporary installation permit.
- 15.08.090 Permit required for utility connection.
- 15.08.100 Permit fee.
- 15.08.110 Grievance and variances.
- 15.08.120 Existing structures.
- 15.08.130 Violation--Penalty.
- 15.03.140 Conversion of a mobile home to real property.
- 15.08.150 Conversion of a mobile home from real property to personal property.

15.08.010 Applicability. For dwellings located outside mobile home and RV parks, the regulations set out in this chapter shall apply. (Ord. 11687 (part), 1987)

15.08.020 Density. Dwelling structures shall be placed at a density no greater than one per parcel, if the parcel is not greater than one acre. (Ord. 11687 §1, 1987)

15.08.030 Minimum setback. Minimum setback from all structures shall be seven and one-half feet from the dripline to the property line of the adjoining property. (Ord. 11687 §2, 1987)

15.08.040 Recreational vehicles as dwelling units. RV's smaller than three hundred twenty square feet shall not be placed on lots as dwelling units for a period that exceeds thirty days unless made permanent. (Ord. 11687 §3, 1987)

15.08.050 Recreational vehicle storage. Nothing herein shall be deemed to prohibit the storage of a recreational vehicle. Any vehicle hooked to a sewer system must have a permit. (Ord. 11687 §4, 1987)

15.08.120 Existing structures. This chapter shall not affect any existing structure, but any replacement structure must fully comply with this chapter. (Ord. 11687 §11, 1987)

15.08.130 Violation--Penalty. A. A violation of this chapter shall be treated as a misdemeanor, and the minimum fine for a violation of this chapter shall be five hundred dollars.

B. After a period of thirty days if the violation has not been removed it shall be treated as a subsequent offense. (Ord. 050699C (part), 1999: Ord. 11687 §§8, 9, 1987)

15.08.140 Conversion of a mobile home to real property. A. According to Nevada Revised Statutes 361.244: Classification of mobile homes and factory-built housing as real property.

1. A mobile home is eligible to become real property if the running gear is removed and it becomes, on or after July 1, 1979, permanently affixed to land which is owned by the owner of the mobile home.

2. A mobile home becomes real property when the assessor of the county in which the mobile home is located has placed it on the tax roll as real property. The assessor shall not place a mobile home on the tax roll until:

a. He has received verification from the manufactured housing division of the department of business and industry that there is no security interest in the mobile home or the holders of security interests have agreed in writing to the conversion of the mobile home to real property and he has received a "real property notice";

b. The unsecured personal property tax has been paid in full for the current fiscal year;

c. An affidavit of conversion of the mobile home from personal to real property has been recorded in the county recorder's office of the county in which the mobile home is located; and

d. The dealer or owner has delivered to the division a copy of the recorded affidavit of conversion and all documents relating to the mobile home in its former condition as personal property.

3. A mobile home which is converted to real property pursuant to this section shall be deemed to be a fixture and an improvement to the real property to which it is affixed.

4. Factory-built housing, as defined in Nevada Revised Statutes 461.080, constitutes real property if it becomes, on or after July 1, 1979, permanently affixed to land which is owned by the owner of the factory-built housing.

5. For the purposes of this section, "land which is owned" includes land for which the owner has a possessory interest resulting from a life estate, lease or contract for sale.

B. A request for inspection to convert a mobile home to real property must be submitted to the public works department the name, phone number and mailing address of the owner of the mobile home, as well as the address of the mobile home. An inspection fee of one hundred dollars must be paid (prior to or after the completion of inspection) to the public works department. This fee may be changed from time to time by resolution of the Eureka County commission.

All inspections of mobile home conversion will be made by the public works department, and the following must be present:

1. All mobile homes shall be set up as required by Nevada Revised Statutes 489 and shall have a current State of Nevada inspection certificate for that location.

2. All installations to be converted to real property shall have continuous poured in place footings under each support frame. Footings shall be a minimum sixteen inches by six inches with two No. 4 rebar in each footing, running continuous.

3. Tie-downs shall all be placed in the outside footings ten feet o.c. maximum, and twenty-four inches from the ends of all footing.

4. On existing mobile homes where poured-in-place runners exist, approved drive-in anchors may be allowed. The maximum distance between drive-in anchors shall be six feet o.c.

5. Perimeter enclosure must be constructed of concrete or concrete block, with a minimum width of four inches.

6. All perimeter concrete placed shall extend a minimum of thirty-six inches below grade where subject to freezing and thawing conditions.

7. Two access holes must be provided, minimum eighteen inches by twenty-four inches or larger.

8. Crawl space must be provided with adequate ventilation.

9. All wheels, axles, and tongues must be removed.

10. Upon approval from the public works department, alternate systems may be allowed. Minimum standards as set forth above must be met. Engineering and/or other supporting facts shall be supplied to the public works department.

All design and construction must incorporate good engineering standards and construction practices and shall not void the mobile home manufacturer's requirements.

When all the above requirements have been met, contact the Eureka County Assessor's Office, P.O. Box 88, Eureka, Nevada, 89316 or (775) 237-5270, to complete the conversion requirements. (Ord. 050699 (part), 1999)

