

EUREKA COUNTY, NV

2024-251642

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NETCO

KATHERINE J. BOWLING, CLERK RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 002-047-09

11 digit Assessor's Parcel Number may be obtained at:

https://clarkcountynv.gov/government/assessor/property_search/real_property_records.php

TITLE OF DOCUMENT
(DO NOT Abbreviate)

AFFIDAVIT

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

NETCO TITLE

RETURN TO: Name TAX TITLE SERVICES

Address 18302 IRVINE BLVD #260

City/State/Zip TUSTIN, CA 92780

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name _____

Address _____

City/State/Zip _____

This page provides additional information required by NRS 111.312 Sections 1-2.
To print this document properly, do not use page scaling.

And When Recorded Mail To:

Tax Title Services
18302 Irvine Blvd. Ste-260
Tustin, CA. 92780
www.taxtitleservices.com

Prepared by: Bruce Carruthers

Affidavit

As to Matters Affecting Title to Real Property –

Property Tax Foreclosure Due Process Certification

Certificate No.: **T23121808**
Certificate Date: **January 22, 2024**
Property Address: **5005 Tenabo Ave. Crescent Valley, NV. 89821**

Tax Parcel Identification No. **002-047-09**; Deed Dated **June 1, 2020**; **Recorded on 6/1/2020**; in **DOC#: 2020-240520 in Eureka County** Records Office (the “Tax Deed”); (The real property described in the Tax Deed is referred to as the “Property.”); Stewart Title Guaranty Company Commitment/File/Report # **NNV-1396361** (the “Title Report”) Tax Title Services hereby affirms and certifies to Stewart Title Guaranty Company that, except as set forth on this Certificate:

1. The tax foreclosure relating to the Tax Deed was correct and complete.
2. The tax foreclosure relating to the Tax Deed complied with:
 - (A) all applicable statutes, procedures and due process requirements; and/or per
 - (B) the criteria set forth in the Tax Lien Foreclosure Due Process Checklist for the above state.

3. All parties having an interest in the Property, as disclosed by the initial foreclosure search and the Title Report, have received proper and timely notice of the tax foreclosure or have waived/released their interest in the Property.
4. All post-sale redemption periods have expired. There are no outstanding rights of redemption relating to the Property.
5. Exceptions, if any: NONE

This Certificate shall be relied upon by STEWART TITLE GUARANTY COMPANY in the issuance of present and future title insurance policies and indemnity letters. Tax Title Services is liable to STEWART TITLE GUARANTY COMPANY for any errors or omissions contained herein.

Certified by:

Tax Title Services, Inc., a California corporation,
 18302 Irvine Blvd. Ste-260
 Tustin, CA 92780

By: 
 Ryan Meredith - President

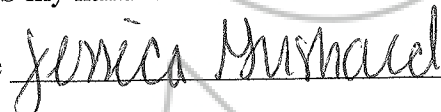
Date: January, 22, 2024

State of California
 County of Orange

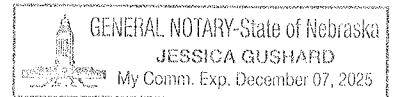
On January, 22, 2024 before me, Jessica Gushard, Notary Public, personally appeared Ryan Meredith, the President of Tax Title Services, Inc., proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



NETCO File Number: NNV-1396361

Borrower Last Name: Gonzalez

**Exhibit A
Legal Description**

Lot 6 in Block 38 of Crescent Valley Ranch and Farms Unit #1 as per map recorded in Eureka County as File No. 34081

Commonly known as: 5005 Tenabo Avenue, Crescent Valley, NV 89821 in the County of Eureka

Parcel Number: 002-047-09

