

EUREKA COUNTY, NV  
LAND-CMH  
\$37.00  
Total: \$37.00  
DWAYNE REYNOLDS

2024-251971  
04/26/2024 01:53 PM  
Pgs=10

APN# 001-053-07  
(Must match APN# on document to be Recorded)

Department of Business and Industry  
Nevada Housing Division  
Manufactured Housing



00019993202402519710100109  
KATHERINE J. BOWLING, CLERK RECORDER

Affidavit of Conversion  
to Real Property (TI-110)

County of Eureka

**RECORDING COVER PAGE**  
(Must be Typed or Printed legibly in black ink only. Do Not Print in 1" margins of this document)

Above Space for Recorder's Use ONLY

**TITLE OF DOCUMENT:**  
**AFFIDAVIT OF CONVERSION TO REAL PROPERTY TL-110**  
(Must match Title on document to be Recorded)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that this document submitted for recording does not contain any personal information and/or social security number of any person or persons (Per NRS 239B.030)

SIGNATURE

owner  
TITLE

Dwayne Reynolds  
PRINT NAME

RECORDING REQUESTED BY:

Dwayne Reynolds  
Name

RETURN TO: Name: Dwayne Reynolds

Address: 511 Robins Eureka NV. 89316  
Street City State Zip Code

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

Name: Dwayne Reynolds

Address: 511 Robins Eureka NV 89316  
Street City State Zip Code

DEPARTMENT OF BUSINESS AND INDUSTRY  
NEVADA HOUSING DIVISION – MANUFACTURED HOUSING  
1830 E. College Pkwy, #120, Carson City, Nevada 89706; Phone: 775-684-2940  
3300 W. Sahara Ave. #320, Las Vegas, Nevada 89102; Phone: 702-486-4135  
Website: housing.nv.gov / Email: titles@housing.nv.gov

AFFIDAVIT OF CONVERSION TO REAL PROPERTY (TL-110)

Applicant Email Address (required): Bayriver2000@gmail.com

Applicant Phone Number (required): \_\_\_\_\_ / \_\_\_\_\_

SECTION 1. DESCRIPTION OF THE STRUCTURE (Personal Property)

Year: 1990 Manufacturer: Kit Model: Golden State

Serial # G9079E18SN12048AB Size: 67" x 27'

Manufacturer's Certificate of Origin #: \_\_\_\_\_ (If available) Insignia No.: \_\_\_\_\_ (If available)

Physical Location: 511 Robins Eureka NV 89316  
Street City State Zip Code

SECTION 2. DESCRIPTION OF REAL PROPERTY (Land)

Assessor Parcel Number (APN): 001-053-07

Legal Description: Attached

SECTION 3. PERSONAL PROPERTY (Manufactured Home)

Owner/Buyer(s): Dwayne Reynolds E-Mail Address: Bayriver2000@gmail.com  
[Land Must be owned by Owner of the Manufactured Home unless land is leased per NRS 361.244.1.B]

Mailing Address: P.O. Box 405 City Eureka State NV Zip 89316

Current Lienholder (If Any): Jerry R. Martin Trustee of Jerry Martin 1994 Trust

Mailing Address: 1500 Ave. F City Ely State NV Zip 89301

Assessor's Office Manufactured Home Account# \_\_\_\_\_ (Assessor's Office)

SECTION 4. LEASED REAL PROPERTY (LAND) (If Real Property Land is Leased in accordance with NRS 361.244.1.B)

Land Owner(s): \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Current Lienholder (If Any): \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

SECTION 5. ENFORCEMENT AGENCY ISSUING PERMIT & CERTIFICATE OF OCCUPANCY (If Applicable)

Enforcement Agency: Manufactured Housing Division Agency Official Name: State of Nevada manufactured housing division

Agency Official's Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Building Permit No.: 111663 (If Applicable) Permanent Foundation System Installation

Installation Seal No.: \_\_\_\_\_ Agency Official Signature: \_\_\_\_\_

[This document is evidence that the indicated Enforcement Agency has issued a Certificate of Occupancy for installation of the Permanent Foundation System for the unit upon the real property, both as described herein, as of the date of recording by the County Recorder. When recorded, this document (Form TL-110) shall be submitted to the Nevada Housing Division].

**SECTION 6. DEALER INFORMATION** (If a Dealer was involved in the sale of the manufactured home)

Dealer Name: \_\_\_\_\_ Dealer License No.: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Note: A Copy of the Dealer Report of Sale (DRS) may be attached to this TL-110 Form

**SECTION 7. SIGNATURES AND NOTARIZATION** (Do not sign until in front of a Notary)

The undersigned, as owner(s)/buyer(s) of the above described manufactured/mobile home and real property (unless leased as indicated in Section 4. and financed in accordance with NRS 361.244.1.B), affirm that the running gear has been removed per NRS 361.244, the home has been installed in accordance with all state and local building codes and agree(s) to the conversion of the above described home to real property, understanding that any liens or encumbrances on the unit may become a lien on the land.

I, the undersigned, hereby affirm that this document submitted for recording does not contain any personal information

Signature of Manufactured Homeowner/Buyer (s) \_\_\_\_\_

Signature of Manufactured Homeowner/Buyer (s) \_\_\_\_\_

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

Print Name Dwayne Reynolds

Signature of Landowner (s) (If Leased) \_\_\_\_\_

Signature of Landowner (s) (If Leased) \_\_\_\_\_

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

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

Signature of Lienholder (s) (If Any) \_\_\_\_\_

Signature of Lienholder (s) (If Any) \_\_\_\_\_

Print Name JERRY R MARTIN

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

**(FOR NOTARY USE ONLY)**

State of Nevada County White Pine  
Subscribed and sworn to before me,

K Michelle Beecher  
(Name of Notary Public)

on this 18 day of April, 2024

by ~~Dwayne Reynolds~~ Jerry R. Martin

(Printed name of party appearing before Notary)

K Michelle Beecher  
Notary Public Signature



K MICHELLE BEECHER  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 02-27-28  
Certificate No: 10-1001-17

State of Nevada County White Pine  
Subscribed and sworn to before me,

K Michelle Beecher  
(Name of Notary Public)

on this 18 day of April, 2024

by Dwayne Reynolds

(Printed name of party appearing before Notary)

K Michelle Beecher  
Notary Public Signature



K MICHELLE BEECHER  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 02-27-28  
Certificate No: 10-1001-17

**SECTION 8. AUTHORIZATION BY COUNTY ASSESSOR [NRS 361.244]**

*Matthew Crimm*  
County Assessor Signature

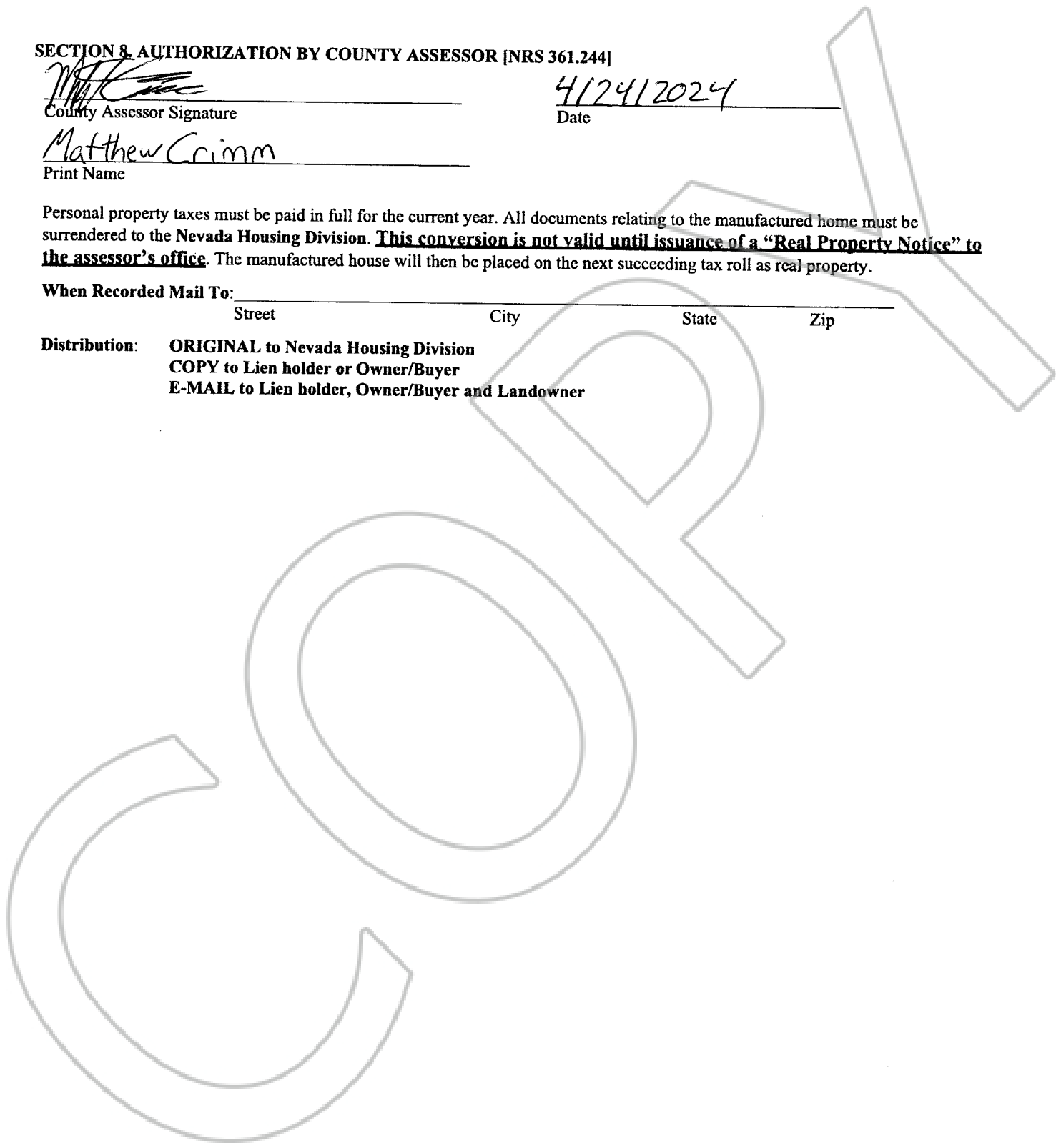
4/24/2024  
Date

Matthew Crimm  
Print Name

Personal property taxes must be paid in full for the current year. All documents relating to the manufactured home must be surrendered to the Nevada Housing Division. **This conversion is not valid until issuance of a "Real Property Notice" to the assessor's office.** The manufactured house will then be placed on the next succeeding tax roll as real property.

**When Recorded Mail To:** \_\_\_\_\_  
Street City State Zip

**Distribution:** ORIGINAL to Nevada Housing Division  
COPY to Lien holder or Owner/Buyer  
E-MAIL to Lien holder, Owner/Buyer and Landowner



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

Name Dwayne Reynolds Phone 702-589-6863  
Mobile Home  
Address 511 W. Robins St. Eureka, NV 89316  
Mailing  
Address P.O. Box 405 Eureka, NV 89316

**\$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

Lester Porter

Date

4-9-24

Chapter 15.08.140 05/06/99

eucomh/rp



Department of Business and Industry  
Nevada Housing Division  
Manufactured Housing

NV.gov

[Agencies](#) [Jobs](#) [About Nevada](#)

**ADA** Americans with Disabilities Act

### Manufactured Home Title Information

Title Number: <b>B0371314</b>	Issued: <b>01/31/2023</b>	Status: <b>Issued</b>
Serial Number: <b>G9079E18SN12048AB</b>		
Manufacturer: <b>KIT</b>		
Trade Name/Model: <b>GOLDEN STATE</b>		
Year: <b>1990</b> Type: <b>Double Wide</b>	Size: <b>67ft. x 27ft.</b>	

Owners: **REYNOLDS, DWAYNE S**

Physical Location: **511 W ROBBINS ST EUREKA, NV 89316**

Lienholder: **JERRY R MARTIN TRUSTEE OF THE JERRY R MARTIN 1994 TRUST  
1500 AVE F, STE 4 ELY, NV 89301**

Document Mailed To: **JERRY R MARTIN TRUSTEE OF THE JERRY R MARTIN 1994 TRUST  
1500 AVE F, STE 4 ELY NV 89301**

Cost of Structure: Cost of Accessories/Materials: Sales Tax:

Lien Date: Lien Removed: Notice of Opposition: Notice of Lien Sale: Date set for Auction:

\*Your title will display in a new window. Please be sure to turn off any pop-up blocker to ensure that it displays.

**THE INFORMATION ABOVE IS CURRENT AS OF 3/12/2024 10:31:53 AM**

Title record last updated on 1/31/2023 10:32 AM

APPROVED INSTALLATION

SITE 511 W. 76th St. Eureka

DATE 10 Apr 70 BY SA 12048 AB

INSPECTION AGENCY Cal for MHD

INSTALLER Unknown LIC#



THIS LABEL REMAINS  
PROPERTY OF THE  
STATE OF NEVADA  
MANUFACTURED  
HOUSING DIVISION

IN 156416

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

Lots 5, 6, 7, 8 and 9 of Block 79, of the Town of Eureka, Nevada according to the official map thereof, filed in the office of the County Recorder, Eureka County, State of Nevada.

PARCEL 2:

All that certain real property situate within a portion of the SE1/4 of Section 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M., further described as the West Half of Nob Hill Ave. adjacent to Lots 5-9, Block 79 as shown on the plat of Eureka Townsite, on file in the Office of the U.S. Dept. of the Interior, recorded in 1937, more particularly as follows:

Beginning at the Northeast corner of Said Lot 9, Block 79;

THENCE North 80°51'00" East, a distance of 22.1 feet to a point;

THENCE South 08°57'31" East, a distance of 135.12 feet to a point;

THENCE South 84°50'00" West, a distance of 22.60 feet being the Southeast corner of Lot 5, Block 79;

THENCE North 08°46'00" West, a distance of 133.55 feet along the easterly lot line of said Block 79 to the true point of beginning.

EXCEPTING FROM parcels 1 and 2 all uranium, thorium, or any other materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada





# Eureka County Assessor's Office

Michael A. Mears, Assessor

P.O. Box 88, 20 S. Main St, Eureka, Nevada 89316

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April 24, 2024

To whom it may concern:

This letter is to certify that the taxes are paid in full for the 2023-24 tax year on the following structure:

Address: 511 W. Robins St. Eureka, NV 89316

Serial Number: G9079E18SN12048AB

Make/Model: 1990 KIT GOLDEN STATE

Personal Property Account Number: MH000601

APN: 001-053-07

To complete the titling process, submit this letter with your Original Title or TL-100 Title Affidavit, TL-110 Conversion Application, along with any required documents or fees to the Nevada Housing Division / Manufactured Housing Office.

If you have any questions or concerns about the titling process, please email:

[titles@housing.nv.gov](mailto:titles@housing.nv.gov)

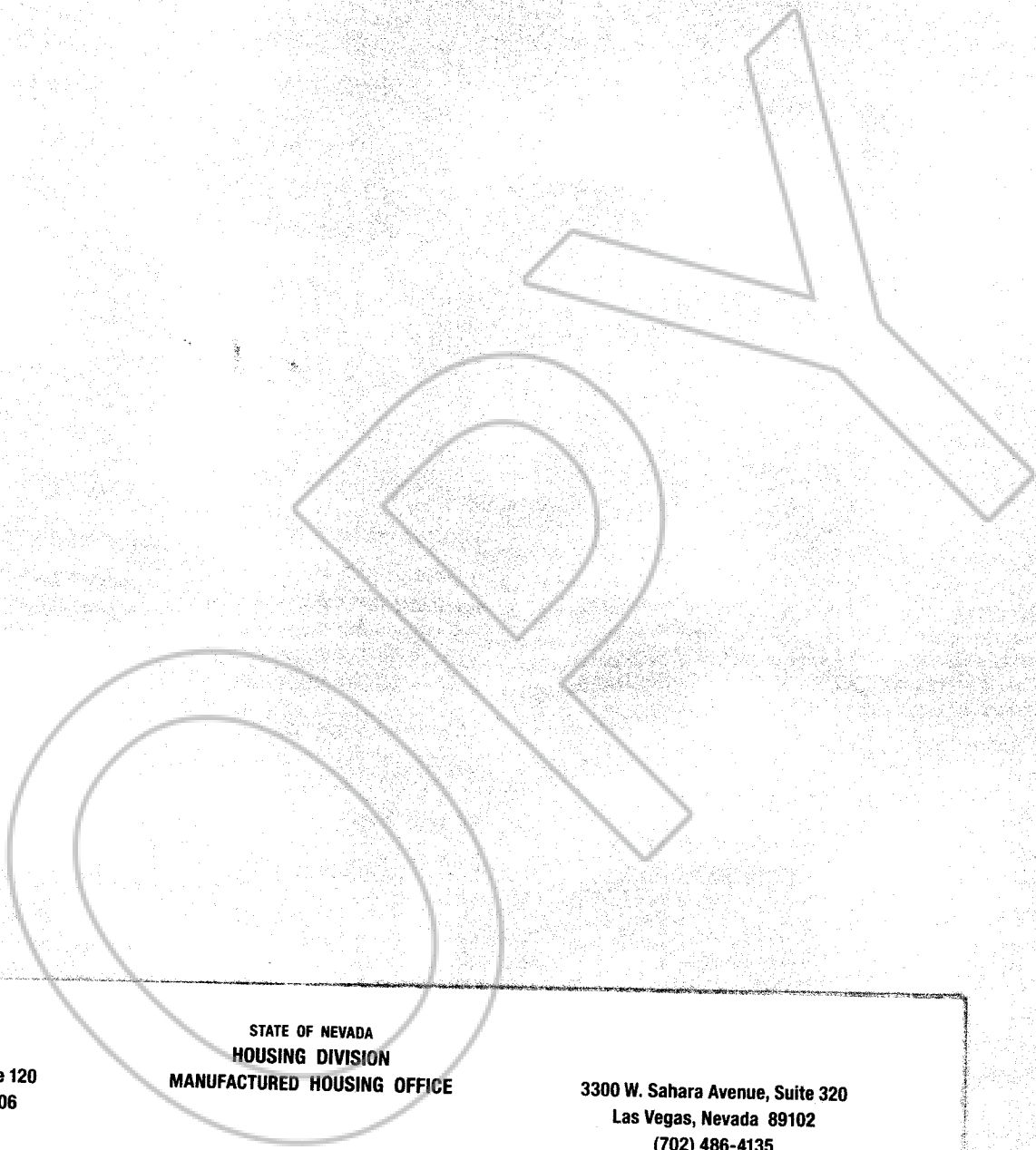
Sincerely,

Matthew Crimm

Appraiser III

Eureka County Assessor's Office





1830 E. College Pkwy., Suite 120  
Carson City, Nevada 89706  
(775) 684-2940

STATE OF NEVADA  
HOUSING DIVISION  
MANUFACTURED HOUSING OFFICE

3300 W. Sahara Avenue, Suite 320  
Las Vegas, Nevada 89102  
(702) 486-4135

**CERTIFICATE OF INSTALLATION FOR MANUFACTURED HOME / MOBILE HOME / COMMERCIAL COACH**

This manufactured home/mobile home/commercial coach is approved as having been in compliance with rules and regulations for tie-downs, blocking, plumbing connections, heating connections and electrical connections, at the time of inspection only.

CONTROL **IN 156416**

New  Used  Permit No. 111663

Installer unknown License No. C13

Owner's Name Dwayne Roberts Date of Inspection 6 Apr 2011

Installation Site 511 W. Robins St. Eureka

Year 1990 Manufacturer Kit Size 27x67

Serial No. 12048 AB Approval Agency CAA

HUD No. FDA 104 627 + 628 Inspector Jay Dubois

WHITE—Owner; BLUE—Approving Agency; YELLOW—Manufactured Housing; PINK—Installer.

— IMPORTANT INFORMATION ON BACK OF CERTIFICATE —