

EUREKA COUNTY, NV
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STEWART TITLE ELKO

2024-251980
05/03/2024 02:06 PM

KATHERINE J. BOWLING, CLERK RECORDER

And When Recorded Mail To:

Tax Title Services
2860 Michelle Dr. Ste-220
Irvine, CA. 92606
www.taxtitleservices.com

Prepared by: Bruce Carruthers

Affidavit

As to Matters Affecting Title to Real Property –

Property Tax Foreclosure Due Process Certification

Certificate No.: **T24030109**

Certificate Date: **April 22, 2024**

Property Address: **Vacant Lot, Crescent Valley, NV. 89821**

Tax Parcel Identification No. **005-190-32**; Deed Dated **September 8, 2020**; **Recorded on 9/8/2020; in Doc# 2020-241885 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 # **2257827** (the “Title Report”) Tax Title Services hereby affirms and certifies to Stewart Title Guaranty Company that, except as set forth on this Certificate:

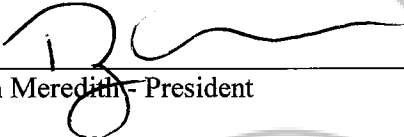
1. The tax foreclosure relating to the Tax Deed was correct and complete.
2. The tax foreclosure relating to the Tax Deed complied with:
 - (A) all applicable statutes, procedures and due process requirements; and/or per
 - (B) the criteria set forth in the Tax Lien Foreclosure Due Process Checklist 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,
2860 Michelle Dr. Ste-220
Irvine, CA 92606

By: 
Ryan Meredith - President

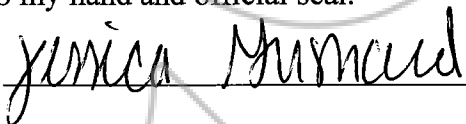
Date: April, 22, 2024

State of California
County of Orange

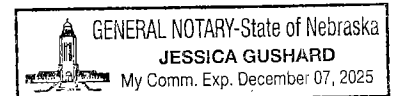
On April, 22, 2024 before me, Jessica Gushard, Notary Public, personally appeared Ryan Meredith, the President of Tax Title Services, Inc., proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the 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)



FORECLOSURE DUE PROCESS CERTIFICATION
(Certificate # T24030109)

TAX TITLE SERVICES hereby certifies to STEWART TITLE GUARANTY COMPANY that the real property commonly known as Vacant Lot, Crescent Valley, NV. 89821, APN: 005-190-32; with legal description as set forth in the deed recorded on 9/8/2020; in Doc# 2020-241885 in Eureka County has met all state statutory foreclosure requirements imposed by the state where such real property is located.

This Certification involved, at a minimum, the ordering of a new full insurable title search and comparing it to the original foreclosure report and foreclosure due process statutory requirements. The new full insurable title search will be provided to STEWART TITLE GUARANTY COMPANY or its agent. All items have been proven or verified by TAX TITLE SERVICES to satisfy title underwriting requirements, including,

- 1) Due Process Notification and/or Sheriff Service performed on all parties of record;
- 2) Bankruptcy search performed on former owner (via LexisNexis / Pacer);
- 3) Affidavit of good faith investigation verifying that the certified mailing address that was used was a valid address for the affected party at the time of the tax sale foreclosure;
- 4) Verification that if any person or entity was shown on the full insurable title search as having an interest in the title but was not included or properly joined in the proceedings, then such person's interest will either be cleared or will be appropriately shown in the closing title commitment;
- 5) Receipt of a *Declaration of Possession Report* executed by the tax sale purchaser;
- 6) Inspection Report verifying occupancy (if improved).

TAX TITLE SERVICES agrees that it will indemnify STEWART TITLE GUARANTY COMPANY, exclusive of attorneys' fees, for any judgment, arbitration award or settlement that establishes a material breach of the Certification. The indemnity provided by this certificate shall not exceed fifty thousand dollars (\$50,000.00) unless otherwise agreed in writing. If a title insurance policy is not issued within six months of the below date, this certification shall expire. This Certification is not an insurance policy. TAX TITLE SERVICES makes no representations, warranties or agreements except as expressly included in this Certification, and the Certification can only be modified or amended by a written agreement signed by both parties.

DATE: April 22, 2024

(CORPORATE SEAL)

Certified by:

Certificate # T24030109



Bruce Carruthers for Ryan Mereath – President Tax Title Services, Inc.

**THE ORIGINAL OF THIS CERTIFICATE IS REQUIRED FOR THE ISSUANCE OF
INSURABLE TITLE VERIFIED BY ORIGINAL SIGNATURE AND RAISED CORPORATE
SEAL.**

*The certificate and the information contained herein is confidential & proprietary and is governed
by the conditions and restrictions within the Tax Lien Services Agreement, which incorporates all
vendors.*