

APN: 005-720-06

And When Recorded Mail To:

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

Prepared by: Bruce Carruthers

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=3

NETCO

KATHERINE J. BOWLING, CLERK RECORDER

2025-254291

03/07/2025 11:24 AM

Affidavit

As to Matters Affecting Title to Real Property –

Property Tax Foreclosure Due Process Certification

Certificate No.: **T25012901**

Certificate Date: **March 4, 2025**

Property Address: **Vacant lot in Eureka County, NV. 89316**

Tax Parcel Identification No. 005-720-06; Deed Dated June 5, 2023, Recorded on 6/5/2023, in Inst#: 2023-250722 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-1410978** (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.

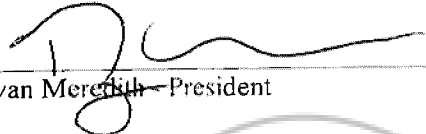
3. All parties having an interest in the Property, as disclosed by the initial foreclosure search and the Title Report, have received proper and timely notice of the tax foreclosure or have waived/released their interest in the Property.
4. All post-sale redemption periods have expired. There are no 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 92780

By:


Ryan Meredith - President

Date: March, 4, 20 25

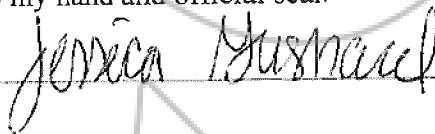
State of California
County of Orange

On March, 4, 2025 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.

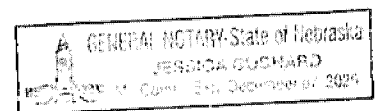
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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GENERAL NOTARY - STATE OF NEBRASKA
JESSICA GUSHARD
MY COMM. EXP. DECEMBER 07, 2026

NETCO File Number: NNV-1410978

Borrower Last Name: Gabriel

**Exhibit A
Legal Description**

The South 1/2 of the Southeast 1/4 of the Northwest 1/4 and the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the South 1/2 of the Southeast 1/2 of the Northeast 1/4 in Section 31 Township 29 North Range 52 East Mount Diablo Base and Meridian, County of Eureka, State of Nevada

Commonly known as: Vacant Land APN: 005-720-06, Eureka, NV 89316 in the County of Eureka

Parcel Number: 005-720-06