

EUREKA COUNTY, NV

**2025-254408**

Rec:\$37.00

\$37.00

Pgs=8

**04/09/2025 03:42 PM**

STEWART TITLE ELKO

KATHERINE J. BOWLING, CLERK RECORDER

APN: 001-053-07

Recording Requested by: Stewart Title Company

Return To: Stewart Title Company

Address: 810 Idaho St  
Elko, NV 89801

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**AFFIDAVIT OF CONVERSION**

Re-Record Documents # 2024-251971 Affidavit of Conversion to correct the owners full name from Dwayne Reynolds to Dwayne S. Reynolds

EUREKA COUNTY, NV  
LAND-GMH  
Rec \$37.00  
Total \$37.00  
DWAYNE REYNOLDS

2024-251971  
04/26/2024 01:53 PM  
Pgs=11

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

Department of Business and Industry  
Nevada Housing Division  
Manufactured Housing



Affidavit of Conversion  
to Real Property (TL-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 Street Eureka NV 89316  
Street City State Zip Code

**SECTION 2. DESCRIPTION OF REAL PROPERTY (Land)**

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

Legal Description:

**See attached**

**SECTION 3. PERSONAL PROPERTY (Manufactured Home)**

Owner/Buyer(s): Dwayne S. 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: PO Box 405 City Eureka State NV Zip 89316

Current Lienholder (If Any): Jerry R Martin Trustee of the Jerry R 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: Agency Official Name:

Agency Official's Email: Phone Number:

Building Permit No.: (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)

Print Name

Signature of Landowner (s) (If Leased)

Print Name

Signature of Lienholder (s) (If Any)

Print Name

Signature of Manufactured Homeowner/Buyer (s)

Print Name

Signature of Landowner (s) (If Leased)

Print Name

Signature of Lienholder (s) (If Any)

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

Notary Stamp or Seal



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]

Michael A Mears  
County Assessor Signature

4-9-2025  
Date

Michael A Mears  
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

## **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

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

Name Dwayne Reynolds Phone 702-589-6863  
Mobile Home  
Address 611 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

Zester Porter

Date

4-9-24

Chapter 15.08.140 05/06/99

euconal/vrp



APPROVED INSTALLATION

SITE 511 W. 76th St. Eureka

DATE 6 Apr 70 SN 12048 AB

INSPECTION AGENCY Ctd for WAB

INSTALLER WAB SN 1

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



IN 156416