



# TITLE SERVICE and ESCROW COMPANY

P.O. BOX 833 • 215 W. BRIDGE STREET STE. 1 • YERINGTON, NV 89447  
PHONE: (775) 463-3518 • (775) 882-7341 • FAX: (775) 463-5144

## PRELIMINARY TITLE REPORT

March 25, 2015

To: Denson Surveying

Our Order No.: TSL-37780-TO

Property Type: Non-residential

APN: 1-184-05, 1-211-01, 1-212-06, 1-213-01 and 1-214-01

Physical Address: 306 Surprise Street, Yerington, Nevada 89447 (1-184-05),  
311 Surprise Street, Yerington, Nevada 89447 (1-211-01),  
210 S Whitacre Street, Yerington, Nevada 89447 (1-212-01),  
216 S Whitacre Street, Yerington, Nevada 89447 (1-212-06),  
None available (1-213-01) and  
218 W. Bridge Street, Yerington, Nevada 89447(1-214-01)

The form of policy of title insurance contemplated by this report is: Report Only

In response to the above referenced application for a policy of title insurance, this Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

  
JOY MANFORD, Title Agent

Dated as of March 23, 2015 at 7:30 a.m.

Title to said estate or interest at the date hereof is vested in:

SOUTH LYON COUNTY HOSPITAL DISTRICT, a political subdivision

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions said policy form would be as follows:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;  
(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

**Exceptions 1-5 will be omitted on Extended Coverage Policies**

6. Water rights, claims or title to water, whether shown by the public record or not.
7. Any taxes which may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls in the office of the County Assessor, per Nevada Revised Statute 361.260.
8. Any lien, claim or charge which may be levied or imposed by any utility company, public or county or city or general improvement, by reason of said land lying within its boundaries.
9. Any taxes that may be due, but not assessed as provided in NRS Chapter 361.471 through 361.4735 both inclusive.
10. Possible Rights of Ways granted by Congress over Public Lands of The United States for "Open Range" purposes and any damage to private property which may occur by the use thereof.

11. Taxes for the fiscal year July 1, 2014 to June 30, 2015, including any district assessments collected therewith: None assessed.
12. Rights of way for any existing roads, trails, canals, ditches, flumes, conduits, pipe, pole or transmission lines on, under, over, through or across said premises.
13. Easements for Public Roads as now established.
14. An alleyway as shown on the Plat of Barton Tract, filed in Book B of Surveys, Pages 348 - 349, on May 6, 1907, affecting Parcel B.
15. Reservations contained in the Order of Abandonment:

Recorded: March 8, 1995  
 Document No.: 180011, Official Records of Lyon County, Nevada  
 Reservation: An easement on, over, and across the West 10.00 feet thereof for public utility purposes.  
 Affects: Parcel B

16. Easement as contained in Order of Abandonment:

To: Robert J. Smith  
 Recorded: August 3, 1995  
 Document No.: 184546, Official Records of Lyon County, Nevada  
 Affects: Parcel A:2

17. All terms and provisions as contained in a Deed of Trust:

Amount: \$1,200,000.00  
 \$ 460,000.00  
 Dated: October 19, 2010  
 Trustor: South Lyon County Hospital District, a Political Subdivision of Lyon County, Nevada  
 Trustee: Title Service and Escrow Company, a NV Corp.  
 Beneficiary: THE UNITED STATES OF AMERICA, ACTING THROUGH THE UNITED STATES DEPARTMENT OF AGRICULTURE  
 Recorded: November 5, 2010  
 Document No.: 467599, Official Records of Lyon County, Nevada  
 Affects: Parcels B and D

The above document was re-recorded for the purposes so stated therein on January 12, 2011 as Document No. 470575.

18. Any conveyance of title or request for title Insurance must be accompanied by a resolution from the Board of Lyon County Commissioners approving the transaction.

**NOTE:**

THIS REPORT MAKES NO REPRESENTATION AS TO WATER, WATER RIGHTS, MINERALS OR MINERAL RIGHTS AND NO RELIANCE CAN BE MADE UPON THIS REPORT, OR OF A RESULTING POLICY OF TITLE INSURANCE, FOR SUCH MATTERS.

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**LEGAL DESCRIPTION**

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

**Parcel A:**

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Lots 9 and 10 in Block 77 of the Barton Tract, City of Yerington, according to the Plat thereof recorded in the Official Records of Lyon County, Nevada on May 6, 1907, in Book B of Surveys as pages 348 and 349.

**Parcel 2:**

All that certain real property as conveyed by Order of Abandonment recorded in the Official Records of Lyon County, Nevada on August 3, 1995 as Document No. 184546 and more particularly described as follows:

Beginning at a point located, West, 120.00 feet from the Southeast corner of Lot 9 of the Barton Tract, recorded in the Office of the Lyon County Recorder. Thence from said point of beginning, and continuing West along the North right of way line of Surprise Street to it's intersection with the East right of way line of Mountain View Avenue; thence Northerly on a curve to the East right of way of Mountain Avenue to it's intersection with the projected North lot line of Lot 10 of the Barton Tract; thence, East along the said projected North lot line of Lot 10 to the Northwest corner of said Lot 10; thence South along the West lot line of said Lot 10 and Lot 9, to the point of beginning.

Legal Description appeared previously in Document No. August 3, 1995, recorded on 184546, Official Records of Lyon County, Nevada.

**Parcel B:**

All that certain real property in the City of Yerington being a portion of the SE 1/4 of the SE 1/4 of Section 15, T 13 N, R 25 E, M.D.B.&M., Lyon County, Nevada, described as follows:

continued . . .

continued . . .

All of Block 82 of Barton Tract as shown on the City of Yerington Map recorded in the Official Records of Lyon County, Nevada on May 5, 1976 as Document No. 26088.

Together with that portion of Mountain View Street, as described in the Order of Abandonment, recorded in the Official Records of Lyon County, Nevada, on March 8, 1995 as Document No. 180011.

**Parcel C:**

North 9 feet of Lot 13, Lots 14, 15, 16, 17 and 18, Block 83, BARTON TRACT, in the City of Yerington, as shown on the map filed in Book B of Surveys, pages 348 and 349, in the office of the County Recorder, Lyon County, Nevada.

**Parcel D:**

Beginning at the SE corner of Block 82 of Barton Tract as shown on the City of Yerington Map recorded in the Official Records of Lyon County, Nevada, on May 5, 1976 as Document No. 26088, the true point of beginning, thence West along the South line of said Block 82, a distance of 290.00 feet more or less to the East right of way line of Mountain View Street, thence South along said East right of way line a distance of 338.00 feet more or less to the North right of way line of Bridge Street as it now exists, thence East along said North right of way line a distance of 290 feet more or less to the West right of way line of Whitacre Avenue, thence North along said West right of way line a distance of 338.00 feet more or less to the point of beginning.

Legal Description appeared previously in Document No. 202780, recorded on February 27, 1997, Official Records of Lyon County, Nevada.

**Parcel E:**

All that certain real property in the City of Yerington, being a portion of the SE 1/4 of the SE 1/4 of Section 15, T 13 N, R 25 E, M.D.B.&M., Lyon County, Nevada, described as follows:

Lots 10, 11, 12 and the South 21 feet of Lot 13, Block 83, BARTON TRACT, City of Yerington, County of Lyon, State of Nevada.

continued . . .

continued . . .

**Parcel F:**

All that certain real property being a portion of the SE 1/4 of SE 1/4 of Section 15, Township 13 North, Range 25 East, M.D.B &M., described as follows:

Beginning at a point on the North line of Bridge Street, a distance of 143 feet West from the Northwest corner formed by the intersection of Bridge and West streets, thence from said point of beginning, first course North 0°30' West 191 feet; thence second course South 83°25' West, 127.72 feet; thence third course South 178 feet, more or less, to the North line of Bridge Street; thence fourth course East along the North line of said Bridge Street, 124 feet to the point of beginning.

Also all of Lots 11, 12 and 13 in Block 94 of the Barton Tract, City of Yerington, as shown on the Plat of Barton Tract, recorded on May 6, 1907 in Book B of Surveys, Page 345, Lyon County, Nevada records.

Legal Description appeared previously in Document No. 260974, recorded on May 14, 2001, Official Records of Lyon County, Nevada.

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Note: This order for Title Insurance ( ) does (X) does not qualify for a short term rate on the premium to be charged. If it does then said rate shall remain in effect until N/A.

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Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

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NOTE: IF THIS TRANSACTION QUALIFIES FOR AN ALTA HOMEOWNER (EAGLE) POLICY, THE BUYER SHOULD REVIEW ADDITIONAL COVERAGE AND PREMIUM.

DISCLAIMER

The liability assumed by the Company issuing this report shall not exceed the next aggregate of \$100.00 above fee paid. If the recipient of this report wished liability and/or title coverage in excess of this amount then a policy of title insurance can be purchased.





