



TITLE SERVICE and ESCROW COMPANY

P.O. Box 833 · 215 W. BRIDGE STREET STE. 1 · YERINGTON, NV 89447
PHONE: 775-463-3518 · 775-322-1354 · Fax 775-463-5144

PRELIMINARY TITLE REPORT

February 26, 2018

Your No.:

Our Order No.: TSL-39244-TO

Property Type: Non-Residential

APN: 1-521-11 and 1-521-16

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, Title Service and Escrow Company, a Nevada corporation, underwritten by First American Title Insurance 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.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance. If any recipient of this report uses or relies upon it for any other purpose than for obtaining title insurance, the recipient acknowledges, understands, and agrees that (1) Title Service and Escrow Company shall not be held liable for any liens, defects, encumbrances, claims, actions, disputes, or controversies related to the subject property, or its title thereto, and (2) the recipient will indemnify, defend, and hold Title Service and Escrow Company harmless against any such liens, defects, encumbrances, claims, actions, disputes, or controversies. If it is desired that liability be assumed prior to the issuance of a policy of insurance, a Binder or Commitment should be requested.

JOY MANFORD, Title Agent

Dated as of February 16, 2018 at 7:30 a.m.

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

THOMAS BOBRICK, Trustee of THE THOMAS BOBRICK TRUST, dated the 4th day of April 2003

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. Liens for deferred taxes and/or penalties which may become due as evidenced by an Application of Agricultural Use Assessment:

Recorded: April 4, 2011
Document No.: 474452, Official Records of Lyon County, Nevada
Affects: APN: 1-521-11

12. Liens for deferred taxes and/or penalties which may become due as evidenced by an Application of Agricultural Use Assessment:

Recorded: April 4, 2011
Document No.: 474453, Official Records of Lyon County, Nevada
Affects: APN: 1-521-16

13. Right of Way as contained therein:

Purposes: For construction and maintenance of a drain ditch and rights incidental and appurtenant thereto.
Affects: SW 1/4 of NW 1/4 and NW 1/4 of SW 1/4 of Section 26
To: Walker River Irrigation District
Recorded: December 7, 1959, in Book 42 of Deeds, page 517, Lyon County, Nevada

14. Right of Way as contained therein:

Purposes: To construct, operate and maintain overhead and underground electric power and communication lines.
Affects: Portion of the NW 1/4 of SW 1/4 of Section 26
To: Sierra Pacific Power Company
Recorded: August 22, 1960, in Book 43 of Deeds, page 243, Lyon County, Nevada

15. Right of Way as contained therein:

Purposes: To construct, operate and maintain overhead and underground electric power and communication lines.
To: Sierra Pacific Power Company, a Nevada corporation
Recorded: September 6, 1977
Document No.: 33842, Official Records of Lyon County, Nevada

16. Covenants, Conditions and Restrictions contained in Deed:

Recorded: February 17, 1978
Document No.: 36053, Official Records of Lyon County, Nevada

However, deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).

17. Easements and Notes as shown on the Map:

Parcel Map For: Thomas and Ruth Ellen Bobrick
Recorded: March 28, 1996
Document No.: 191775, Official Records of Lyon County, Nevada
Easements: All public utility easements shown on this map are as follows:

5.00 feet on both sides of interior lotlines and exterior boundaries, or as shown, 7.50 feet along all roadways, or as shown. A 25 foot wide access easement, as shown, A 30 foot wide drainage easement along the Westerly lot line, as shown.
Note: Acceptance by Lyon County of this parcel map is not a commitment that any or all of the lots are eligible for a county building permit.

Note: Roads designated as public roads as shown upon this map will not be eligible for county maintenance until the roadways are improved (at no cost to the county) to public maintenance road standards approved by the County Commissioners and in effect at such time that the roadways are considered for acceptance into the county's road system.

Note: The City, County, School District and special districts are not obligated to furnish any service, specifically mentioning fire protection and roads, to the land so divided, and that any public utility may be similarly free of obligation.

18. Rights of way for location of Highway 208 and a waiver for all claims for damage or compensation for and on the account of said highway location.

19. Easements and Notes as shown on the map:

Parcel Map: For HAL SHORES
Recorded: May 17, 2006
Document No.: 382264, Official Records of Lyon County, Nevada
Easements: Easements for Public Utilities 5 feet in width along all side and rear lot lines, 7.5 feet in width along all street lot lines and 10 feet in width along the East lot line. An existing Drainage Easement 30 feet in width along the West lot line. A Drainage Easement 60 feet in width along the East lot line. Existing easements for a house, sheds, garages, slabs, driveways, culverts and existing ditches including a concrete irrigation ditch 8 1/2 feet wide across a portion as shown.

Continued . . .

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Note: The City, County, School District and special districts are not obligated to furnish any service, specifically mentioning fire protection and roads, to the land so divided, and that any public utility may be similarly free of obligation.

Note: Acceptance by the City of Yerington of this parcel map is not a commitment that any or all of the lots are eligible for a building permit.

Note: Streets designated as public streets as shown upon this map will not be eligible for city maintenance until they are improved (at no cost to the city) to public maintenance street and road standards approved by the City Council and in effect at such time that the streets are considered for acceptance into the city's road system.

Right to Farm Note: This land division is allowed subject to NRS 40.140 and Title 10, Chapter 15, Subsection 01, Lyon County Code, which state that normal farming activity does not constitute a nuisance. The owners consent to all of the provisions thereon and agree to provide notice to subsequent purchasers.

20. Easement as contained in Declaration of Easement:

Purpose: Perpetual Access Easement
Affects: A Portion of Parcel 1, as shown
To: RACHELE R. BOBRICK and her successors and assigns
Recorded: October 2, 2017
Document No.: 570911, Official Records of Lyon County, Nevada

21. The issuance of policy of title insurance is subject to the review of THE THOMAS BOBRICK TRUST.

22. Rights of parties in possession on month-to-month tenancy or under written, but unrecorded leases.

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.

LEGAL DESCRIPTION

Parcel 1

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

Parcel C1 of the Parcel Map for HAL SHORES according to the map thereof, filed in the office of the County Recorder of Lyon County, State of Nevada, on May 17, 2006, as Document No. 382264, official Records

Parcel 2

All that certain real property being a portion of Parcel C 2, as shown on that certain Map entitled "A Parcel Map for HAL SHORES", Document No. 382264 Recorded in the Office of the Lyon County Recorder, State of Nevada, Lying in a portion of the West 1/2 of Section 26, Township 13 North, Range 25 East, Mount Diablo Meridian, being described as follows:

BEGINNING at the Northwest corner of said Parcel C 2 as shown on the Parcel Map for Hal Shores, point being on the Easterly Right-Of-Way of State Route 208, thence from said POINT OF BEGINNING and Leaving said Right-Of-Way along the Northerly line of said Parcel C 2, South 89°19'59" East a distance of 686.94 feet, thence leaving said Northerly line, South 1°35'45" East a distance of 225.79 feet, thence North 89°19'59" West a distance of 218.81 feet, thence South 0°40'01" West a distance of 685.54 feet to a point of intersection with the Northerly line of the lands shown on record of Survey / Boundary Line Adjustment, Document No. 314240, Recorded in the Office of the Lyon County Recorder, State of Nevada and the Southerly Line of said Parcel C 2, thence along said line, North 89°19'59" West a distance of 475.00 feet to the Southwest corner of said Parcel C 2, thence along the Westerly line of Parcel C 2, North 0°32'18" East a distance of 911.16 feet to the Point of Beginning.

Legal Description appeared previously in Document No. 467032, recorded on October 27, 2010, Official Records of Lyon County, Nevada.

TAX NOTE: 2017-2018 taxes have been paid in full in the amount of \$711.40 under Roll #2675, APN 1-521-11.

TAX NOTE: 2017-2018 taxes have been paid in full in the amount of \$267.57 under Roll #2676, APN 1-521-16.

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.

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.

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

PRIVACY POLICY TITLE SERVICE AND ESCROW CO.

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, the First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

*Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;

*Information about your transactions with us, our affiliated companies, or others; and

*Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with which we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

