



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

AMENDED PRELIMINARY TITLE REPORT

November 6, 2017

Your No.:

Our Order No.: TSL-39094-TO

Property Type: Residential (1-4 Family)

APN: 1-261-05 & 1-261-04

Physical Address: 112 Meadow Drive, Yerington, Nevada 89447 (05) and
118 Meadow Drive, Yerington, Nevada 89447 (04)

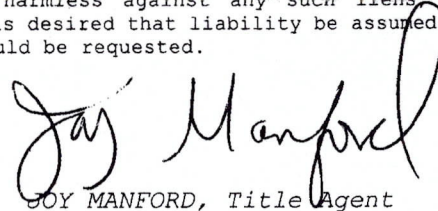
The form of policy of title insurance contemplated by this report is: Report Only

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 November 2, 2017 at 7:30 a.m.

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

JEFFREY G. BORSINI, Trustee, under the terms of the JEFFREY G. BORSINI TRUST, dated November 7, 2007 as to Parcel A and BORSINI RANCH, INC., a Nevada Corporation, as to Parcel B

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. Covenants, conditions and restrictions, set forth in a Declaration of Restrictions:

Recorded: May 16, 1960, in Book U, page 435, 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).

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. The issuance of policy of title insurance is subject to the review of the JEFFREY G. BORSINI TRUST.
14. Any conveyance of title or request for the issuance of Title Insurance must be accompanied by an appropriate corporate resolution.
15. 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

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

Parcel A

Lot 30, excepting the North 9 feet, as shown on the Map of Meadow Park Subdivision, recorded in the Official records of Lyon County, Nevada on May 16, 1960 as Document No. 77654.

Parcel B

Lot 31, as shown on the Map of Meadow Park Subdivision, filed in the office of the County Recorder, Lyon County, Nevada on May 16, 1960 as Document No. 77654.

TAX NOTE: 2017-2018 taxes have been paid in full in the amount of \$1,727.52 under Roll # 2891, APN 1-261-05.

TAX NOTE: 2017-2018 taxes have been paid in full in the amount of \$1,249.34 under Roll # 2883, APN 1-261-04.

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.

ESCROW NOTE:

The following is a list of all Deeds conveying Fee Title to the subject property recorded during the preceding 24 months:

NONE.

Note: If funds are to be transferred to issuing Company by wire, please use the following information:

Receiving Bank Wells Fargo Bank, NA
 420 Montgomery St.
 San Francisco, CA 94104
 (ABA No.) Routing No. 121000248

Beneficiary Info Account No. 8250780641
 TITLE SERVICE AND ESCROW CO. TRUST ACCOUNT

Please include File No. and Reference Name

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.