



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

July 6, 2016

Our Order No.: TSL-38349-TO

Property Type: Residential (1-4 Family)

APN: 1-101-15, 1-101-16 and 1-101-17

Physical Address: 310 Virginia Street, Yerington, Nevada 89447 (15),
104 N. Mountain View Street, Yerington, Nevada 89447 (16) and
309 Commercial Avenue, Yerington, Nevada 89447 (17)

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.

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 June 29, 2016 at 7:30 a.m.

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

JOSEPH E. DINI III and KATHLEEN A. DINI, Trustees of THE JAY & KATHY DINI FAMILY TRUST, dated July 3, 2013, as to Parcel A; JOSEPH E. DINI, JR., as sole trustee of THE DINI FAMILY TRUST dated May 07, 1990, as to Parcel B and GEORGE R. DINI and DEBORAH M. DINI, husband and wife as Joint Tenants, as to Parcel C

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. 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.

*** * * Exceptions 12 through 14 affect Parcel A * * ***

12. Declaration of Homestead:

Executed by: Joseph E. Dini, III and Kathleen Marble
For the Benefit of: Joseph E. Dini, III and Kathleen Marble
Recorded: March 31, 1997
Document No. 203784, Official Records of Lyon County, Nevada

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

Amount: \$156,000.00
Dated: March 23, 2015
Trustor: JOSEPH E. DINI III and KATHLEEN A. DINI, Trustees of
THE JAY & KATHY DINI FAMILY TRUST, dated July 3, 2013
Trustee: United Title of Nevada
Beneficiary: WELLS FARGO BANK, N.A.
Recorded: March 27, 2015
Document No.: 533682, Official Records of Lyon County, Nevada

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

Amount: \$156,000.00
Dated: March 23, 2015
Trustor: Joseph E. Dini III and Kathleen A. Dini, Trustees of
the Jay and Kathy Dini Family Trust
Trustee: United Title of Nevada
Beneficiary: Wells Fargo Bank, N.A.
Recorded: November 17, 2015
Document No.: 543760, Official Records of Lyon County, Nevada

*** * * Exceptions 15 through 17 affect Parcel C * * ***

15. Reservations contained in Deed:

Grantor: Joseph E. Dini, Jr. and Jeanne D. Dini, as Trustees
of the DINI FAMILY TRUST, dated May 7, 1990
Grantee: George R. Dini and Deborah M. Dini, husband and wife
as joint tenants
Recorded: November 9, 1992
Document No.: 156370, Official Records of Lyon County, Nevada
Affects: An easement for roadway purposes along the East 12
feet.

16. A Deed of Trust to secure an indebtedness of:

Amount: \$110,000.00
Dated: November 5, 1992
Trustor: George R. Dini and Deborah M. Dini, husband and wife
Trustee: Title Service and Escrow Company of Lyon County, a Nevada corporation
Beneficiary: John Sciarani, Trustee of the JOHN SCIARANI TRUST AGREEMENT, dated August 23, 1990
Recorded: November 9, 1992
Document No.: 156371, Official Records of Lyon County, Nevada

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

Amount: \$52,650.00
Dated: August 26, 2004
Trustor: George R. Dini and Deborah M. Dini, husband and wife, as joint tenants with the right of survivorship
Trustee: American Securities Company of Nevada
Beneficiary: Wells Fargo Bank, N.A.
Recorded: September 10, 2004
Document No.: 330706, Official Records of Lyon County, Nevada

18. The issuance of policy of title insurance is subject to the review of THE DINI FAMILY TRUST.

19. The issuance of policy of title insurance is subject to the review of THE JAY & KATHY DINI FAMILY TRUST.

20. 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:

All that certain real property being all of Parcel 2 and a portion of Parcel 1 as shown on that certain Map entitled "A PARCEL MAP FOR JOE, JR. & JEANNE DINI", Document No. 067945, Lyon County records, lying in a portion of the Southeast 1/4 of Section 15, Township 13 North, Range 25 East, Mount Diablo Meridian, being described as follows:

BEGINNING at the Southeast corner of said Parcel 2, also being on the Northerly right of way of Virginia Street as shown on the aforementioned Parcel Map, Document No. 067945, thence from said POINT OF BEGINNING and along said Northerly right of way, North 89°43'08" West a distance of 74.67 feet to the Southeast corner of the lands described in Deed to Kenneth B & La Rue B Mitchell, Document No. 013172, Lyon County Records; thence along the Easterly line and the prolongation thereof of the lands described in said Deed, North 0°00'59" East a distance of 150.00 feet, thence South 89°43'08" East a distance of 74.67 feet to a point of intersection with the Easterly line of the lands described in Deed to The Dini Family Trust dated May 7, 1990, Document No. 139202, Lyon County records, thence along the Easterly line of the lands described in said Deed, South 0°00'59" West a distance of 150.00 feet to the POINT OF BEGINNING.

Legal Description appeared previously in Document No. 435842, recorded on December 19, 2008, Official Records of Lyon County, Nevada.

Said parcel as further delineated on Lyon County Record of Survey Map, recorded on December 19, 2008 as Document No. 435840.

Parcel B:

All that certain real property being a portion of Parcel 1 as shown on that certain Map entitled "A Parcel Map for Joe, Jr. & Jeanne Dini". Document No. 067945, Lyon County Records, lying in a portion of the Southeast ¼ of Section 15, Township 13 North, Range 25 East, Mount Diablo Meridian, being described as follows:

BEGINNING at the Northwest corner of said Parcel 1, also being on the Easterly right of way of Mountain View Street as shown on the aforementioned Parcel Map, Document No 067945, thence leaving said right of way and along the Northerly line of said Parcel 1, South 89°32'10" East a distance of 226.29 feet, thence leaving said Northerly line, South 0°00'59" West a distance of 16.00 feet; thence South 89°32'10" East a

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distance of 81.00 feet to a point of intersection with the Easterly line of the lands described in Deed to THE DINI FAMILY TRUST dated May 7, 1990, Document No. 139202, Lyon County Records, thence along the Easterly line of the lands described in said deed, South 0°00'59" West a distance of 88.51 feet, thence leaving said easterly line, North 89°43'08" West a distance of 74.67 feet, thence South 0°00'59" West a distance of 50.06 feet to the Northeast corner of the lands described in deed to Kenneth B & La Rue B Mitchell, Document No. 013172, Lyon County Records, thence along the Northerly line of said lands, North 89°45'51" West a distance of 104.95 feet to the Northwest corner of the lands described in Deed to Kenneth B & La Rue B Mitchell, Document No. 013172, Lyon County Records, thence along the Westerly Line of said lands, South 0°00'59" West a distance of 9.86 feet to the Northeast corner of the lands described in Deed No. 296912, Lyon County Records; thence along the Northerly line of said lands, North 89°43'08" West a distance of 128.43 feet to a point of intersection with the westerly right of Mountain View Street as shown on that certain Map entitled "A Parcel Map for Joe, JR & Jeanne Dini". Document No. 067945, Lyon County Records, thence along said Westerly right of way, North 0°16'50" East a distance of 165.49 feet to the POINT OF BEGINNING.

Said parcel as further delineated on Lyon County Record of Survey Map, recorded on December 19, 2008 as Document No. 435840.

Legal Description appeared previously in Document No. 435841, recorded on December 19, 2008, Official Records of Lyon County, Nevada.

Parcel C:

All that certain real property being a portion of Parcel 1 as shown on that certain Map entitled "A Parcel Map for Joe, Jr & Jeanne Dini", Document No. 067945 and the Easterly Parcel as shown on that certain Map entitled "A Record of Survey for Boundary line Adjustment of the Joe Jr & Jeanne Dini Parcel Map File No. 41949", Document No. 116570, Lyon County Records, lying in a portion of the Southeast ¼ of Section 15, Township 13 North, Range 25 East Mount Diablo Meridian, being described as follows:

Beginning at the Northeast corner of the East Parcel as shown on said Record of Survey, Document No. 116570, said corner also being on the Southerly right of way of Commercial Street as shown on said map, thence from said point of beginning and leaving said right of way and along the easterly line of said East parcel and the prolongation thereof, South 0°00'59" West a distance of 136.00 feet, thence leaving said Easterly line, North 89°32'10" West a distance of 81.00 feet, thence North 0°00'59" East a Distance of 16.00 feet to a point of intersection with the Southerly line of said East Parcel; thence along said Southerly line,

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North 89°32'10" West a distance of 59.24 feet to the Southwest corner of said East Parcel, thence along the Westerly line of said East Parcel, North 0°07'54" East a distance of 119.98 feet to a point of intersection with the aforementioned Southerly right of way of Commercial Street as shown on said Record of Survey, Document No. 116570, thence along said right of way, South 89°32'41" East a distance of 140.00 feet to the POINT OF BEGINNING.

Said parcel as further delineated on Lyon County Record of Survey Map, recorded on December 19, 2008 as Document No. 435840.

Legal Description appeared previously in Document No. 435843, recorded on December 19, 2008, Official Records of Lyon County, Nevada.

TAX NOTE: 2016-2017 taxes have been paid in full in the amount of \$1,181.67 under Roll #7359, APN 1-101-17.

TAX NOTE: 2016-2017 taxes have been paid in full in the amount of \$2,684.83 under Roll #7361, APN 1-101-16.

TAX NOTE: 2016-2017 taxes have been paid in full in the amount of \$2,384.51 under Roll #7355, APN 1-101-17.

Note: This order for Title Insurance does 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.

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.

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

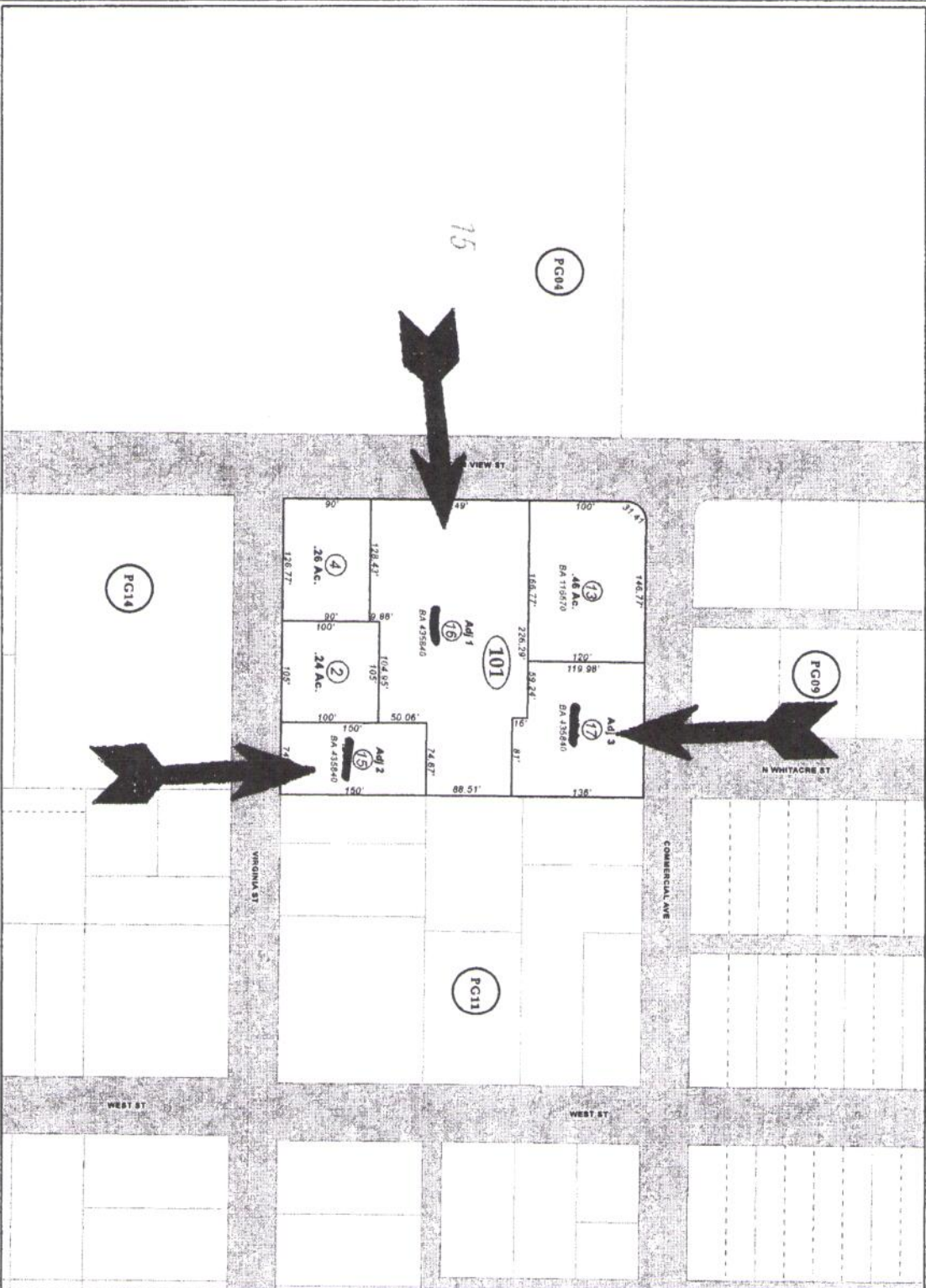
Receiving Bank Wells Fargo Bank, NA
 420 Montgomery St.
 San Francisco, CA 94104
 (ABA No.) Routing No. 121000248

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

Please include File No. and Reference Name

Portion NE1/4 SE1/4 Section 15, T13N - R25E, MD&M

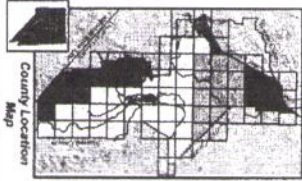
1-10



NOTE: This is for assessment use only and does not represent a warranty. No liability is assumed as to the accuracy of the data submitted herein. Use of this plat for other than assessment purposes is prohibited unless approved by the Lyon County Assessor's Office.

NOTE: This plat is inserted for reference purposes only and is not made a part of the title evidence. TITLE SERVICE AND ESCROW CO.

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Map Elements

- 4/4 Corner Station
- 300° Dimension
- Parcel Lot
- Parcel Number
- 8.13 Ac. Average of Parcel
- Parcel Boundary
- Parcel Boundary
- Parcel Number
- Parcel Area
- Parcel Number
- Parcel Area
- Parcel Number
- Parcel Area

Cities & Townships

- City
- Township
- County
- State
- Country
- Water
- Highway
- Railroad
- Power Line
- Telephone Line
- Gas Line
- Oil Well
- Water Well
- Drainage
- Other

Scale: 1" = 100'

Revised: February 11, 2013