Documents related to APN#126-294-
including sale pricing formula sheet
Are you looking for help with an escrow transaction?
July 18, 2014

Incline Village General Improvement District
893 Southwood Blvd
Incline Village, NV 89451

RE: Escrow No.: 01415-11006
Property Address: APN 126-294-29, Incline Village, NV

Dear Mr. Eick

In connection with the above referenced closed escrow, we enclose the following:

- Seller’s proceeds check in the amount of $14,095.00
- Final Closing Statement

We would like to take this opportunity to thank you for allowing us to handle this transaction and if we can be of any further assistance please feel free to contact the undersigned.

Sincerely,

[Signature]
Liz Svenningsen
Sr. Escrow Officer

enclosures
# Final Seller's Closing Statement

**Stewart Title Company, Stewart Title Company**

704 West Nye Lane, Suite 101, Carson City, NV 89703, (775) 882-6693

**Seller(s)**
Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451

**Buyer(s)**
Ronald D. Randolph-Wall Living Trust, P.O. Box 4147, Incline Village, NV 89450
Linda L. Brinkley 2005 Trust

**Lender(s)**
APN 126-294-29 Incline Village, Nevada

Lot 108, SKI LANE-BITTERBRUSH 2, Washoe County, Nevada

<table>
<thead>
<tr>
<th>126-294-29</th>
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</table>

## Closing Date
7/18/2014

## Disbursement Date
7/18/2014

## Proration Date
7/18/2014

<table>
<thead>
<tr>
<th>Debit</th>
<th>Credit</th>
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<tbody>
<tr>
<td>$14,095.00</td>
<td>$14,095.00</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Subtotal:</th>
<th>0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance due to Seller: $14,095.00</td>
<td></td>
</tr>
</tbody>
</table>

## Totals
$14,095.00  $14,095.00

---

390
LAND PURCHASE AGREEMENT

DEFINITIONS

BROKER includes cooperating broker and all sales persons. DAYS means calendar days, midnight to midnight, unless otherwise specified. BUSINESS DAY excludes Saturdays, Sundays and legal holidays. DATE OF ACCEPTANCE means the date Seller accepts the offer or the Buyer accepts the counter offer, and the written acceptance is put in the course of transmission to the other party. This rule also applies to the removal of contingencies. DELIVERED means personally delivered, transmitted electronically in accordance with applicable laws, by a nationally recognized overnight courier, or by first class mail, postage prepaid. In the event of mailing, the document will be deemed delivered three (3) business days after deposit; in the event of overnight courier, one (1) business day after deposit; and if electronically at the time of transmission provided that a transmission report is generated and retained by the sender reflecting the accurate transmission of the document. Unless otherwise provided in this Agreement or by law, delivery to the agent will constitute delivery to the principal. DATE OF CLOSING means the date title is transferred. TERMINATING AGREEMENT means that both parties are relieved of their obligations and all deposits will be returned to Buyer. PROPERTY means the real property and any personal property included in the sale.

AGENCY RELATIONSHIP CONFIRMATION. The following agency relationship is hereby confirmed for this transaction and supersedes any prior agency election:

LISTING AGENT: None

SELLING AGENT: None

☐ the Seller exclusively; or ☐ both the Buyer and the Seller.

☐ the Buyer exclusively; or ☐ the Seller exclusively; or ☐ both the Buyer and the Seller.

Note: This confirmation DOES NOT take the place of the AGENCY DISCLOSURE form required by law.

Ronald Raulclif Wall Living Trust, hereinafter designated as BUYER, offers to purchase the real property situated in Incline Village, County of Washoe, State of Nevada, consisting of approximately 1.45 1/2 acres, sq. ft. commonly known as 400 Fairfield Blvd. LOT:108

APN 126-294-29 Incline Village

FOR THE PURCHASE PRICE OF $_________ dollars (dollars) on the following terms and conditions:

1. FINANCING TERMS.

A. $100,000 DEPOSIT evidenced by ☑ check, or ☐ other: ____________________________ held unencashed until acceptance and not later than three (3) business days thereafter deposited toward the purchase price with

B. $139,950 ADDITIONAL CASH DEPOSIT to be placed in escrow ☐ within _______ days after acceptance, ☐ upon removal of all conditions.

C. $139,950 BALANCE OF CASH PAYMENT needed to close, not including closing costs.

D. $100,000 NEW FIRST LOAN: ☐ FIXED RATE: For ______ years, interest not to exceed ______ %, payable at approximately $______ per month (principal and interest only), with the balance due in not less than ______ years. ☐ ARM: For ______ years, initial interest rate not to exceed ______ %, with initial monthly payments of ______ and maximum lifetime rate not to exceed ______ %.

☐ Buyer will pay loan fee or points not to exceed ______.

☐ Lender to appraise property at no less than purchase price prior to loan contingency removal.

E. $0 EXISTING FINANCING: ☐ ASSUMPTION OF, ☐ SUBJECT TO existing loan of record described as follows:

F. $0 SELLER FINANCING: ☐ FIRST LOAN or ☐ SECOND LOAN, secured by the property: ☐ LAND SALES CONTRACT. ☐ Seller Financing Addendum, is attached and made a part of this Agreement.

G. $0 OTHER FINANCING TERMS:

H. $140,950 TOTAL PURCHASE PRICE (not including closing costs).

2. LOAN APPROVAL. (Please check one of the following):

☐ CONTRACT IS NOT CONTINGENT upon Buyer obtaining a loan.

☐ CONTRACT IS CONTINGENT upon Buyer's ability to obtain commitment for new financing, as set forth above, from a lender or mortgage broker of Buyer's choice, and/or consent to assumption of existing financing provided for in this Agreement, within ______ days after acceptance. Buyer will in good faith use his or her best efforts to qualify for and obtain the financing and will complete and submit a loan application within five (5) days after acceptance. Buyer ☐ will, ☐ will not provide a prequalification letter, or ☐ preapproval letter from lender or mortgage broker based on Buyer's application and credit report within ______ days after acceptance. In the event loan commitment or consent is obtained but not timely honored without fault of Buyer, Buyer may terminate this Agreement.

Buyer __________________ and Seller __________________ have read this page.

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Page 1 of 4

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Form generated by TrueForms 800-495-9612
3. EXAMINATION OF TITLE. In addition to any encumbrances assumed or taken "subject to", Seller will convey title to the property subject to: [1] real estate taxes not yet due; and [2] covenants, conditions, restrictions, rights of way and easements of record, if any, which do not materially affect the value or intended use of the property.

Within three (3) days after acceptance, Buyer will order a Preliminary Title Report and copies of CC&Rs and other documents of record if applicable. Within five (5) days after receipt, Buyer will report to Seller in writing any valid objections to title contained in such report (other than monetary liens to be paid upon close of escrow). If Buyer objects to any exceptions to the title, Seller will use due diligence to remove such exceptions at his or her own expense before close of escrow. If such exceptions cannot be removed before close of escrow, this Agreement will terminate, unless Buyer elects to purchase the property subject to such exceptions. If Seller concludes he or she is in good faith unable to remove such objections, Seller will notify Buyer within ten (10) days after receipt of said objections. In that event Buyer may terminate this Agreement.

4. OPTIONAL PROVISIONS. Provisions 3-A through 3-E, if indicated below by Buyer, are included in this Agreement:

A. SOIL TESTS. Upon acceptance of this Agreement, Buyer will have the right to go on the property to conduct soil tests, including percolation tests, to ascertain whether the property is suitable for the improvements which Buyer proposes to make. All expenses of such tests will be borne by the Buyer. Seller will be responsible for the repair and restoration of any damage to the property which may be caused by such tests. If in the reasonable opinion of the soils engineer, employed by Buyer, the property is not suitable for the proposed development, Buyer may terminate this Agreement. Buyer will approve or disapprove the results of the tests in writing within [ ] days of acceptance.

B. SURVEY. Upon acceptance of this Agreement, the boundary lines of the property will be surveyed by a licensed surveyor at the expense of the Buyer. The surveyor will set and flag all property lines, to be approved in writing by Buyer prior to close of escrow.

C. PRICE BASED ON AREA. The purchase price is based on [ ] per acre, [ ] per square foot, and [ ] per [ ]. [ ] will, [ ] will not be adjusted in accordance with the area set forth in the survey under Provision 3-B.

D. WELL REPORT. Upon acceptance of this Agreement, Buyer will obtain a well report from a licensed well driller contractor at the expense of [ ] Buyer, [ ] Seller. Buyer will approve or disapprove the results of the tests in writing within [ ] days of acceptance. In the event of disapproval, Buyer may terminate this Agreement.

E. TAX DEFERRED EXCHANGE (INVESTMENT PROPERTY). In the event Seller wishes to enter into a tax deferred exchange for the property, or Buyer wishes to enter into a tax deferred exchange with respect to property owned by him or her in connection with this transaction, each of the parties agrees to cooperate with the other party in connection with such exchange, including the execution of such documents as may be reasonably necessary to complete the exchange, provided that: (a) the other party will not be obligated to delay the closing; (b) all additional costs in connection with the exchange will be borne by the party requesting the exchange; (c) the other party will not be obligated to execute any note, contract, deed or other document providing for any personal liability which would survive the exchange; and (d) the other party will not take title to any other property other than the property described in this Agreement. The other party will be indemnified and held harmless against any liability which arises or is claimed to have arisen on account of the exchange.

5. BONDS AND ASSESSMENTS. All bonds and assessments which are part of or paid with the property tax bill will be assumed by the Buyer. In the event there are other bonds or assessments which have an outstanding principal balance and are a lien upon the property, the current installment will be prorated between Buyer and Seller as of the date of closing. Future installments will be assumed by Buyer WITHOUT CREDIT toward the purchase price, EXCEPT AS FOLLOWS:

This Agreement is conditioned upon both parties verifying and approving in writing the amount of any bond or assessment to be assumed or paid within [ ] days after receipt of the preliminary title report or property tax bill, whichever is later. In the event of disapproval, the disapproving party may terminate this Agreement.

6 PRORATIONS. Rents, real estate taxes, interest, payments on bonds and assessments assumed by Buyer, and homeowners association fees will be prorated as of the date of recording of the deed. Security deposits, advance rentals, or considerations involving future lease credits will be credited to Buyer.

7. EVIDENCE OF TITLE. Will be in the form of a policy of Title Insurance, issued by [ ] and paid by [ ].

8. CLOSING. Full purchase price to be paid, deed to be recorded, and physical possession of property to be delivered [ ] on or before [ ] within [ ] days of acceptance. Both parties will deposit with an authorized escrow holder, to be selected by Buyer, all funds and instruments necessary to complete the sale in accordance with the terms of this Agreement. Where customary, signed escrow instructions will be delivered to escrow holder within [ ] days of acceptance. Escrow fee (including any cancellation fee) to be paid by [ ] Buyer [ ] Seller. This PURCHASE AGREEMENT TOGETHER WITH ANY ADDENDA WILL CONSTITUTE JOINT ESCRROW INSTRUCTIONS TO THE ESCRROW HOLDER.

9. VESTED TITLE. The manner of taking title may have significant legal and tax consequences. Buyer should obtain advice from his or her legal or tax counsel regarding this matter.

10. PROPERTY INVESTIGATIONS. This Agreement is contingent upon Buyer's independent investigation of the following conditions relating to the property.

A. Zoning and land use designations and requirements.
B. Availability of utilities and costs of development.

Buyer [ ] and Seller [ ] have read this page.

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Page 2 of 4
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C. Toxic contamination.
   Buyer will approve or disapprove in writing all inspection reports within fifteen (15) days after acceptance. In the event of Buyer's disapproval, Buyer may, within the time stated or mutually agreed upon extension, elect to terminate this Agreement.

11. DEFAULT - In the event Buyer defaults in the performance of this Agreement (unless Buyer and Seller have agreed to liquidated damages), Seller may, subject to any rights of the Broker, retain Buyers deposit to the extent of damages sustained and may take such actions as he or she deems appropriate to collect such additional damages as may have been actually sustained. Buyer will have the right to take such action as he or she deems appropriate to recover such portion of the deposit as may be allowed by law. In the event that Buyer defaults (unless Buyer and Seller have agreed to liquidated damages) Buyer agrees to pay the Broker(s) any commission that would be payable by Seller in the absence of such default.

12. ATTORNEY FEES. In any action, arbitration, or other proceeding involving a dispute between Buyer and Seller arising out of the execution of this Agreement or the sale, whether for tort or breach of contract, and whether or not brought to trial or final judgment, the prevailing party will be entitled to receive from the other party a reasonable attorney fee, expert witness fees, and costs to be determined by the court or arbitrator(s).

13. SURVIVAL. The omission from escrow instructions of any provision in this Agreement will not waive the right of any party. All representations or warranties will survive the close of escrow.

14. EXPIRATION OF OFFER. This offer will expire unless acceptance is delivered to Buyer or to (Buyer's Broker) on or before (date) Sept 14, 2014 (time) 10:00 a.m., p.m.

15. COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which is deemed to be an original.

16. TIME. Time is of the essence of this Agreement; provided, however, that if either party fails to comply with any contingency in this Agreement within the time limit specified, this Agreement will not terminate until the other party delivers written notice to the defaulting party requiring compliance within 24 hours after receipt of notice. If the party receiving the notice fails to comply within the 24 hours, the non-defaulting party may terminate this Agreement without further notice.

17. CONDITIONS SATISFIED/WAIVED IN WRITING. Each condition or contingency, covenant, approval or disapproval will be satisfied according to its terms as waived by written notice delivered to the other party or his Broker.

18. ENTIRE AGREEMENT/ASSIGNMENT PROHIBITED. This document contains the entire agreement of the parties and supersedes all prior agreements or representations with respect to the property which are not expressly set forth. This agreement may be modified only in writing signed and dated by both parties. Buyer may not assign any right under this agreement without the prior written consent of Seller. Any such assignment will be void and unenforceable.

19. ADDENDUM

20. ADDENDA. The following addenda are attached and made a part of this Agreement:

Both parties acknowledge that they have not relied on any statements of the real estate Agent or Broker which are not expressed in this agreement.

LIMITATION OF AGENCY: A real estate broker or agent is qualified to advise on real estate. If you have any questions concerning the legal sufficiency, legal affect, insurance, or tax consequences of this document or the related transactions, consult with your attorney, accountant, or insurance broker.

The undersigned Buyer acknowledges that he or she has thoroughly read and approved each of the provisions of this offer and agrees to purchase the property for the price and on the terms and conditions specified. Buyer acknowledges receipt of a copy of this offer.

Date 27 June 2014 Time 11:50 AM

Date 27 June 2014 Time 11:55 AM

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ACCEPTANCE

Seller accepts the foregoing Offer and agrees to sell the property for the price and on the terms and conditions specified.

NOTICE: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between the Seller and Broker.

21. COMMISSION. Seller agrees to pay in cash the following real estate commission for services rendered, which commission Seller hereby irrevocably assigns to Broker(s) from escrow:

N/A% of the accepted price, or $_____________, to the listing Broker: N/A, and
N/A% of the accepted price, or $_____________, to the selling Broker: N/A

without regard to the agency relationship. Escrow instructions with respect to commissions may not be amended or revoked without the written consent of the Broker(s).

If Seller receives liquidated or other damages upon default by Buyer, Seller agrees to pay Broker(s) the lesser of the amount provided for above or one half of the damages after deducting any costs of collection, including reasonable attorney fees.

Commission will also be payable upon any default by Seller, or the mutual rescission by Buyer and Seller without the written consent of the Broker(s), which prevents completion of the purchase. This Agreement will not limit the rights of Broker and Seller provided for in any existing listing agreement.

In any action for commission the prevailing party will be entitled to reasonable attorney fees whether or not the action is brought to trial or final judgment.

Seller acknowledges receipt of a copy of this Agreement. Authorization is hereby given the Broker(s) in this transaction to deliver a signed copy to Buyer and to disclose the terms of purchase to members of a Multiple Listing Service, Board or Association of REALTORS® at close of escrow.

22. IF CHECKED □ ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER DATED

[Signature]
Gerald W. Eck

(Please Print Name)

Date 06/27/14 Time 2:10 pm
Address 593 Southwood Blvd
Incline Village, NV 89451

Seller

(Signature)

(Please Print Name)

Date

Time

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ADDENDUM

1) Paragraph Addendum

5. Sale of property is contingent on Buyer receiving certificate on the property from Tax Title Services and is responsible for Tax Title Service's cost.

6. Buyer assumes no liability for past, present or future HOA dues for the Bitterbrush association.
NOTICE OF TAXES
WASHOE COUNTY, NEVADA
TAMMI DAVIS - TREASURER
tax@washoeCounty.us
Fiscal Year July 1, 2014 - June 30, 2015
Annual Real Property - Tax Year 2014

<table>
<thead>
<tr>
<th>TAX YEAR</th>
<th>PARCEL NUMBER</th>
<th>NAME</th>
<th>PROPERTY LOCATION AND DESCRIPT</th>
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<tr>
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<td>12629429</td>
<td>INCLINE VILLAGE GENERAL IMPROVEMENT DIST</td>
<td>400 FAIRVIEW BLVD</td>
</tr>
<tr>
<td></td>
<td></td>
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<td>Section Lot 108 Subdivision Name SKI LANE-BITTERBRUSH 2 Block Range 18 Township 16</td>
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<table>
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<tr>
<th>ASSESSED VALUATION</th>
<th>EXEMPTION VALUES</th>
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<tbody>
<tr>
<td>LAND VALUE</td>
<td>EXEMPTION VALUE</td>
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<tr>
<td>IMPROVEMENT VALUE</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL ASSESSED VALUE</td>
<td>175</td>
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ACCOUNT SUMMARY

| GROSS AD VALOREM TAX | $6.05 |
| ABATEMENT AMOUNT     | $0.00 |
| *ABATEMENT APPLIED LIMITS INCREASE TO 3.0%* | |
| RECAPTURE TAX AMOUNT | $0.00 |
| NET AD VALOREM TAX (DETAIL BELOW) | $6.05 |
| EXEMPTION AMOUNT     | $6.05 |
| SPECIAL ASSESSMENTS  | $330.00 |
| PENALTIES            | $0.00 |
| FEES                 | $0.00 |
| INTEREST             | $0.00 |
| TOTAL AMOUNT BILLED  | $330.00 |
| LESS PAYMENTS APPLIED| $0.00 |
| BALANCE REMAINING    | $330.00 |
| PRIOR YEAR DELINQUENCIES | $0.00 |
| TOTAL AMOUNT OWING   | $330.00 |

MAKE REMITTANCES PAYABLE TO:
WASHOE COUNTY TREASURER
P O BOX 30039
RENO NV 89520-3039

PLEASE INCLUDE APPROPRIATE COUPONS V PAYMENTS TO ASSURE PROPER CREDIT. PAYMENTS CAN ALSO BE MADE ONLINE AT www.washoeCounty.us/treas

IT IS THE PROPERTY OWNER'S RESPONSIBILITIES TO ENSURE THAT PAYMENT IS RECEIVED.

SEE REVERSE FOR IMPORTANT INFORMATION

BILLING DETAIL

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<tr>
<th>TAXING AGENCY</th>
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<th>AMOUNT</th>
<th>SPECIAL ASSESSMENTS</th>
<th>RATE</th>
<th>AMO</th>
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<tr>
<td>STATE OF NEVADA</td>
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<td>RECREATION FACILITY FEE</td>
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<td>SCHOOL DEBT</td>
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<tr>
<td>INCLINE VILLAGE</td>
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SEE ENCLOSED COUPONS FOR DUE DATES AND AMOUNTS DUE. ALL DELINQUENT AMOUNTS ARE DUE IMMEDIATELY.

This notice is for your information, DO NOT consider this an attempt to collect if this property is protected by a bankruptcy proceeding. We ask that you contact our office to verify we have received a notice of bankruptcy.

Please notify our office if your mailing address has changed by using one of the methods listed on the reverse side of this form.

New Address: 12

SIGNATURE

396
### ORDER FORM

#### Tax Deed Investor / Client Contact Information

<table>
<thead>
<tr>
<th>First Name</th>
<th>Incline Village General Improvement District</th>
<th>Last Name</th>
<th>C/O Gerald W. Eick</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
<td>893 Southwood Blvd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>Incline Village</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td>775-832-1365</td>
<td></td>
<td></td>
</tr>
<tr>
<td>*Email</td>
<td><a href="mailto:gwe@ivgid.org">gwe@ivgid.org</a></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Title Agent / Foreclosure Attorney

<table>
<thead>
<tr>
<th>Attn:</th>
<th>Stewart Title Company</th>
<th>First Name</th>
<th>Elizabeth</th>
<th>Last Name</th>
<th>Svenningsen</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
<td>704 W. Nye Lane</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>Carson City</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td>775-882-6993</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*Email</td>
<td><a href="mailto:esvenningsen@stewart.com">esvenningsen@stewart.com</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I do not have a title agent [ ] Title Search Provided (w/ supporting doc’s) [ ] Please coordinate title search order with above agent [ ]

*If you are providing a title search and/or you would like us to coordinate with your title agent, please confirm that they are underwritten by First American Title or Stewart Title prior to submitting the order.

#### Property Sale Price

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>$14,095.00</th>
</tr>
</thead>
</table>

*(Please include a copy of Purchase Agreement if Resale)*

#### Property Address

<table>
<thead>
<tr>
<th>Address</th>
<th>400 Fairview</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>Washoe County</td>
</tr>
<tr>
<td>Prior Owner</td>
<td>Washoe County</td>
</tr>
<tr>
<td>Assessor's Parcel Number</td>
<td>126-294-29</td>
</tr>
</tbody>
</table>

#### Legal Description

| Lot | Tract |

*(Order package must include the Tax Deed copy or receipt of sale and an initial payment of $750)*

**$1450 initial payment for Alabama, Louisiana & Mississippi for due process redemption noticing requirements**

*By submitting this order, I understand and agree to pay the Certification Fee invoiced by Tax Title Services upon completion of the order, I have previewed and understand Tax Title Services Frequently Asked Questions and Answers and pricing schedule as shown on their website at www.taxtitleservices.com. The invoice balance will be due no later than 30 days from completion date. I also agree to pay a Cancellation Fee of $250 if the order is canceled for any reason.*

Tax Title Services reserves the right to void and/or withhold the issuance of the certification prior to a policy being issued in the event litigation is threatened or filed by any affected parties and/or disclosure of any additional adverse information increasing the risk of challenge by an affected party. The TTS Certification is an in-house underwriting qualification process only and is not an insurance product or title clearing product. It qualifies a tax deed property for title insurance through our program title underwriters who recognize our service. Until a title insurance policy is requested & paid for by you and subsequently issued, you are uninsured against challenges of your tax title. Please advise if you would like us to coordinate and order you a title policy which upon policy issuance completes the qualification process and insures you as the owner of the property subject to the above mentioned rights and requirements (e.g. possession).

**Sign** 

### Signature

**Print Name** Gerald W. Eick

Make all checks payable to Tax Title Services. If you have any questions concerning your order, please contact Customer Service, (949) 798-1180, support@taxtitleservices.com

WE APPRECIATE YOUR BUSINESS!
TTS Order #
Property ID: 126-294-29
Property Address: 400 Fairview

Please state “YES” or “NO” on the following questions.
For Sale Sign? No
Utilities Changed? N/A
Locks Changed? N/A
Boarding of Windows and/or Doors? N/A
Cleaning up the property? N/A

If improved, is the property occupied? If so, by whom (former owner, tenant, etc.)? Unbuildable unimproved lot

Any contact with the Occupant? Please explain: No

Occupyant buying property back, moving or being evicted? No

(If occupant is buying back, leasing, or renting property, please include a copy of the signed agreement.)

Is the property currently being repaired or rehabilitated in any manner? Please explain: No

Is the foreclosed property Vacant Land? If so, is it fenced or being maintained in any manner? Unbuildable unimproved lot

Is the Tax Title Services Certification to be utilized for Resale, Refinance, or Owners Policy? No

(If Resale, please include a copy of the Purchase Agreement.)

Have you been advised or made aware of any legal action or threat of legal action in regards to the validity of the tax sale or ownership of said property? (i.e. former owner, lien holder, judgment holder, mortgage holder or attorney for any interested party) Please explain: No

Other Comments: (Please indicate if requesting an Owner’s Policy at this time or if selling.) No

Client/Potential Insured understands and confirms that no person or entity has notified the Client/Potential Insured, or representative of Client/Potential Insured, concerning a claim or potential claim which could result in any loss to Tax Title Services, Inc. and its program title underwriters/agents, nor does the Client/Potential Insured know of any person or entity who could make a claim which could result in any loss to Tax Title Services, Inc. and its program title underwriters/agents. It is also understood that Tax Title Services reserves the right to void and/or withhold the issuance of the certification prior to a policy being issued in the event litigation is threatened or filed by any affected parties and/or disclosure of any additional adverse information increasing the risk of challenge by an affected party.

By signing below, the signor confirms and is declaring as to the truth of the above statements made under penalty of perjury, including the declaration if the property is improved, they themselves or on behalf of the tax deed purchaser or subsequent transferee are in actual secure possession of the above improved property.

Signed: 

Date: 5/1/2014

Printed Name: Gerald W. Eick

Please Fax Back to: (949) 798-1180
PRICING SCHEDULE

TITLE SEARCH FEE - $250.00 to $650.00 (Average)

+ 

POST FORECLOSURE "DUE PROCESS" REVIEW - $350.00

+ 

FORECLOSURE DUE PROCESS CERTIFICATION FEES:* 

+ 

LIABILITY

Under $25,000  $750.00

$25,001 to $50,000  $1,125.00

$50,001 to $150,000  $1,500.00

$150,001 and UP  1% of Liability Amount

+ 

MISCELLANEOUS HARD COST ESTIMATE** - $300 to $500 (Average)

*Certification fee is a one-time per property fee. Future transactions, such as resale or refinanced, will NOT have to be re-certified, unless property is again tax foreclosed.

To initiate a new order, please complete the attached Order Form, Client Declaration of Possession Detail Report and submit with deposit check for $750. The Foreclosure Due Process Certification fee plus any additional hard costs will not be invoiced until the certification has been completed on your property.

For additional information, please contact:
Tax Title Services, Inc.
(949) 798-1180  Fax: (949) 798-1190
www.taxtitleservices.com or support@taxtitleservices.com
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Please Make Check Payable to:
IVGID
892 Southwood Blvd.
Incline Village, NV 89451
Attention: Ramona Cruz

Amount Due from 1999/00 Through 2007/08

$7,005.67

Please include copy of invoice.

Recreation Fee Year Starting
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Total due by June 30, 2014

$800.13 | $717.56 | $864.41 | $825.48 | $1,004.58 | $993.31 | $982.35 | $1,091.93 | $1,050.80 | $1,046.00 | $942.68 | $1,004.90 | $960.73 | $917.15 | $830.00 | $14,092.69