

DOC # 845253
06/26/2014 02:58PM Deputy: SG
OFFICIAL RECORD
Requested By:
Stewart Title - Carson
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$40.00
BK-614 PG-6426 RPTT: 0.00



1022-32-210-002
And When Recorded Mail To:

Tax Title Services
7071 Warner Avenue, #F-710
Huntington Beach, CA 92647
www.taxtitleservices.com

Prepared by: Amanda Voege

Affidavit

As to Matters Affecting Title to Real Property –

Property Tax Foreclosure Due Process Certification

Certificate No.: **T14050505**
Certificate Date: **June 19th, 2014**
Property Address: **2070 Comstock Drive, Gardnerville, NV 89410**
Legal Description: **The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:
Lot 31 of Topaz Subdivision, as the same appears upon a Plat of said Subdivision, filed in the office of the County Recorder of Douglas County, State of Nevada on August 10, 1954 as Document No. 9774.**

Tax Parcel Identification No. **1022-32-210-002**; Sale dated **January 30, 2014** recorded **02/04/2014; in Document #0837742, in Book #214, Page #302-304 in Douglas County of Nevada** Records Office (the "Tax Deed"); (The real property described in the Tax Deed is referred to as the "Property."); Stewart Title Commitment/File/Report #**01415-10836** (the "Title Report") Tax Title Services hereby affirms and certifies to Stewart Title Guaranty Company ("STGC") that, except as set forth on this Certificate:

1. The tax foreclosure relating to the Tax Deed was correct and complete.
2. The property description used throughout the tax foreclosure is the same as the property description in the Tax Deed.
3. The tax foreclosure relating to the Tax Deed complied with:
 - (A) all applicable statutes, procedures and due process requirements; and/or per
 - (B) the criteria set forth in the Tax Lien Foreclosure Due Process Checklist for the above state.




- 4. All parties having an interest in the Property, as disclosed by the initial foreclosure search and the Title Report, have received proper and timely notice of the tax foreclosure or have waived/released their interest in the Property.
- 5. All post-sale redemption periods have expired. There are no outstanding rights of redemption relating to the Property.
- 6. Exceptions, if any: NONE

This Certificate shall be relied upon by STEWART TITLE GUARANTY COMPANY in the issuance of present and future title insurance policies and indemnity letters. Tax Title Services is liable to STEWART TITLE GUARANTY COMPANY for any errors or omissions contained herein.

Certified by:

Tax Title Services, Inc., a California corporation,
4590 MacArthur Blvd #300
Newport Beach, CA 92660

By: 
David C. Schumacher, President

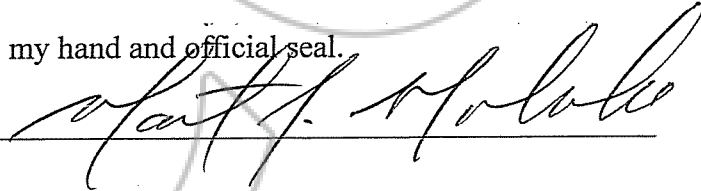
Date: JUNE, 19, 2014

State of California
County of Orange

On June, 19, 2014 before me, Martin John Mulvihill, Notary Public, personally appeared David C. Schumacher, the President of Tax Title Services, Inc., proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

