

APN# : 1220-16-210-112

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 074022-TEA

When Recorded Mail To:

Tax Title Services

4590 MacArthur Blvd. STE 210

Newport Beach, CA

92660

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____


Traci Adams

Escrow Officer

**Affidavit As to Matters Affecting Title To Real Property - Property Tax
Foreclosure Due Process Certification**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

And When Recorded Mail To:

Tax Title Services
4590 MacArthur Blvd., Suite 210
Newport Beach, CA 92660
www.taxtitleservices.com

Prepared by: Sylvia Esparza

Affidavit

As to Matters Affecting Title to Real Property –

Property Tax Foreclosure Due Process Certification

Certificate No.: **T15101402**
Certificate Date: **November 18, 2015**
Property Address: **1229 Manhattan Way, Gardnerville, NV 89460**
Legal Description: **The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:
Lot 15 in Block E as said Lot and Block are shown on the Amended map of Ranchos Estates, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, as Document No. 62493.**

Tax Parcel Identification No. **1220-16-210-112**; Sale dated **August 6, 2007** recorded **08/08/2007; in Document# 0707184, in Book# 0807, Page# 02522, 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 #**01415-19043** (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 #210
Newport Beach, CA 92660

By: 
Robert E. Shakman, CEO

Date: NOVEMBER, 18, 2015

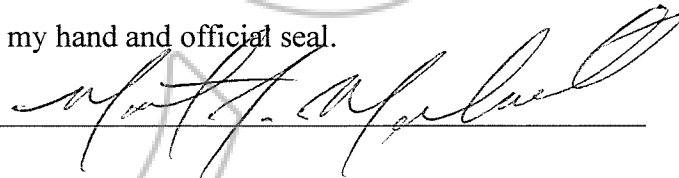
State of California
County of Orange

On November, 18, 2015 before me, Martin John Mulvihill, Notary Public, personally appeared Robert E. Shakman, CEO 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.

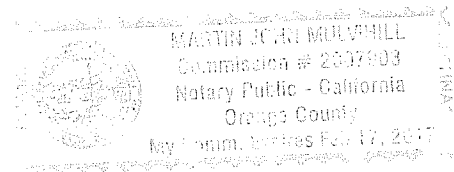
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



FORECLOSURE DUE PROCESS CERTIFICATION

(Certificate # T15101402)

TAX TITLE SERVICES hereby certifies to STEWART TITLE GUARANTY COMPANY that the property commonly known as:

1229 Manhattan Way, Gardnerville, NV 89460

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 15 in Block E as said Lot and Block are shown on the Amended map of Ranchos Estates, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, as Document No. 62493.

Located in County of Douglas, Parcel identification number: 1220-16-210-112 with a legal description being as described in deed Recorded August 8, 2007; in Document# 0707184, in Book# 0807, Page# 02522 met all state statutory tax foreclosure requirements. This certification involved the ordering of a new full insurable title search and comparing it to the original foreclosure report and foreclosure due process statutory requirements. The new full insurable title search will be provided to Stewart Title or its agent. All items have been proven or verified by TAX TITLE SERVICES to satisfy title underwriting requirements per Stewart Title state approved statutory checklist including:

- 1) Proper legal description used throughout the proceedings;
- 2) Occupancy & Inspection Details;
- 3) Affidavit of good faith investigation verified that certified mailing address was the only address available for taxpayer at the time of tax lien foreclosure.
- 4) If any person or entity was shown on the full insurable title search as having an interest in the title but was not included, or properly joined in the proceedings, their interest was cleared or will be appropriately shown in the closing title commitment.

This Certification is relied upon by STEWART TITLE GUARANTY COMPANY and TAX TITLE SERVICES is responsible to STEWART TITLE GUARANTY COMPANY for any errors or omissions contained therein. Title Insurance Liability amounts are for "purchase price only"; and any itemized out of pocket expenses. If a title insurance policy is not issued within 6 months of the date herein, this certification shall expire. It will then be necessary to provide an updated title commitment and a new certification will be prepared.

DATE: November 18, 2015

Certified by:

(CORPORATE SEAL)

Certificate # T15101402

Sylvia Esparza for Robert E. Shakman – CEO

Tax Title Services, Inc., a California Corporation, 4590 MacArthur Blvd, Suite 210, Newport Beach, CA 92660

THE ORIGINAL OF THIS CERTIFICATE IS REQUIRED FOR THE ISSUANCE OF INSURABLE TITLE VERIFIED BY ORIGINAL SIGNATURE AND RAISED CORPORATE SEAL.

The certificate and the information contained herein is confidential and proprietary and is governed by the conditions and restrictions client signed in the Tax Lien Services Agreement, which incorporates all vendors.