



# YERINGTON PLANNING COMMISSION

STEVE DOUGLAS, PRESIDENT  
ROBERT ARIGONI, VICE PRESIDENT  
TRAVIS CROWDER  
ERIC BODENSTEIN  
ELMER BULL  
LACEY PARROTT

## YERINGTON PLANNING COMMISSION MEETING AGENDA JULY 26, 2023 at 4:00 PM – CITY HALL

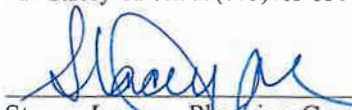
1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken
3. For Possible Action: Review and Approve the Agenda.  
NOTICE RE: NRS 237: When the Planning Commission approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda, and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business. Public Comment on any item not on this agenda, and pertinent to the Planning Commission, will be received during the Public Participation/Comment portion of this meeting. This presiding officer will invite public comment pertaining to those matters on today's agenda during the planning commission's consideration of each individual matter, and before action, if any, is taken. Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted, by the presiding officer.
4. For Possible Action: Approve the Planning Commission Minutes of June 28, 2023.
5. For Possible Action and recommendation to the Yerington City Council: Rick Christian of Denson Surveying, Inc. on behalf of Bethann & Clark Stanford is proposing a reversion of acreage application with APN 001-032-08 & 001-032-35.
6. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken

This is a tentative schedule for the meeting. The board reserves the right to take items in a different order to accomplish business in the most efficient manner and they may combine two or more agenda items for consideration. Items may also be removed from this agenda or delayed for later discussion.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Interim City Clerk at 463-3511 in advance so that arrangements may be conveniently made.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at: [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).

I, Stacey Larsen, do certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 E. Goldfield Ave, Yerington, NV 89447 and also online at the Nevada State Department of Administration web site at [notice.nv.gov](http://notice.nv.gov) and the City of Yerington website at [www.yerington.net](http://www.yerington.net) on the 21<sup>st</sup> of July 2023. For questions or supporting materials regarding this agenda, please call Stacey Larsen at (775)463-3511.

  
Stacey Larsen, Planning Commission Secretary

The City of Yerington is an equal opportunity provider



June 28, 2023

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

President Steve Douglas  
Commissioner Elmer Bull  
Commissioner Robert Arigoni  
Commissioner Eric Bodenstein  
Commissioner Travis Crowder  
City Manager Robert Switzer  
Building Inspector Joel Brown  
Planning Commission Secretary Stacey Larsen  
Attorney Chuck Zumpft via telephone

Absent:

Commissioner Lacey Parrott  
City Clerk Sheema D. Shaw

Guests:

Dave Snelgrove

#### Agenda Approval

Commissioner Bull made a motion to approve the agenda for the June 28, 2023 meeting as presented, seconded by Commissioner Arigoni. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

#### Minutes of April 26, 2023 meeting

Commissioner Arigoni made a motion to approve the minutes for the April 26, 2023 meeting as presented, seconded by Commissioner Bull. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

#### **Developer's Agreement–Dave Snelgrove with CFA, Inc. on behalf of Brodie Priestly is proposing a developer's agreement application APN 001-643-01 (Grand Estates Phase II):**

Mr. Snelgrove addressed the commissioners regarding the developer's agreement that was presented to them and approved on the November 30, 2022 meeting. He stated that in Section 3.2 Letter C the last line needs to be taken out. He has talked to the County and they are not in agreement with the 4-year cap of \$3,800.00 per lot for sewer connection fee.

City Manger Robert Switzer stated that the area is Willow Creek and even though we maintain the lift station it is the County's lift station and it is up to them to approve the amount for each lot's sewer hookup. President Douglas asked City Manager Switzer if the City will be making any money for each sewer hook-up and City Manager Switzer stated no.

President Douglas and Commissioner Bull asked Mr. Snelgrove if the letter from Nevada Department of Environmental Protection has been taken care of. Mr. Snelgrove stated yes and that he has a letter from them that states all issues have been addressed.

President Douglas asked Mr. Snelgrove if he understood the remaining part of Section 3.2 letter C, stating that all sewer fees will need to be paid before final map is recorded. Mr. Snelgrove stated he understood and that he will do whatever the County makes him do regarding the sewer.

**Developer's Agreement-Dave Snelgrove with CFA, Inc. on behalf of Brodie Priestly is proposing a Developer's Agreement APN 001-643-01.**

Commissioner Bull made a motion to approve the developer's agreement for APN 001-643-01 submitted by Brodie Priestly as presented with the condition that the last line of Section 3.2 number C be taken out and the approval letter from Nevada Department of Environmental Protection (NDEP) stating all conditions are met before the agreement can be approved by City Council, seconded by Commissioner Crowder. President Douglas asked for public comments, there were no public comments and the motion carried unanimously.

There being no further business the meeting was adjourned.

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Steve Douglas  
Planning Commissioner President

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Stacey Larsen  
Planning Commission Secretary



REVERSION TO ACREAGE  
CITY OF YERINGTON  
14 E. Goldfield Ave  
YERINGTON, NV 89447  
(775) 463-3511

Owner: Bethann & Clark Sanford Applicant: Same as Owner  
Address: 697 N Oregon St. Address: \_\_\_\_\_  
City/State/Zip: Yerington NV 89447 City/State/Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-032-08 & 35  
If within a subdivision, Name: Green Valley Sub. Lot 2 & 3 Block A  
Section 14 Township 13 N Range 25 E MDB&M.  
Portion of 3

REQUIRED ITEMS FOR APPLICATION

1. Map of proposed reversion which contains the same survey dimensions as recorded on the subdivision map, parcel map or map of division into larger parcels.
2. One map set to be a minimum size of eleven inches by seventeen inches (11" x 17")
3. List Containing Names and Addresses of Abutting Property Owners: (City staff will procure this list.)
4. Utility Statements for abandonment.
5. Application Fee: The fee shall be \$1,000.00 payable at the time of filing application.  
Legal Description: Please attach a detailed metes and bounds description of subject property.
6. Property Tax: Showing taxes are paid current on subject property.

### OWNER'S CERTIFICATE

I Bethann Sanford, Owner in fee of the described property, state that this application for Reversion to Acreage has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Bethann Sanford  
Signature of Owner

State of Nevada

County of Lyon

On the 12 day of June, 2023 personally appeared before me

Lea Sencion a Notary Public, Beth Ann Sanford  
(Name of Notary) she

who acknowledged that ~~he~~ executed the above instrument.

Lea Sencion  
Notary Public

Seal:



### APPLICANT'S CERTIFICATE

All the facts as stated herein are correct to the best of my knowledge and belief.

Beth Ann Sanford  
Signature of Applicant

State of Nevada

County of Lyon

On the 12 day of June, 2023 personally appeared before me

Lea Sencion a Notary Public, Beth Ann Sanford  
(Name of Notary)

who acknowledged that he executed the above instrument.

Lea Sencion  
Notary Public

Seal:



**CITY OF YERINGTON  
102 SOUTH MAIN STREET  
YERINGTON, NV 89447  
(775) 463-2729**

**LIST OF NAMES AND ADDRESSES OF PROPERTY OWNERS OF ABUTTING  
PROPERTY OWNERS:**

CITY OF YERINGTON  
102 SOUTH MAIN STREET  
YERINGTON, NV 89447  
(775) 463-2729

LYON COUNTY CLERK'S OFFICE

**PROPERTY TAX:** Signature required from the County Clerk's Office showing property taxes are currently paid on subject property.

I, Bethann Sanford, hereby certify that all required property taxes are currently paid on Assessor's Parcel Number(s):

- 001-032-08 & 35
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Dated this 12<sup>th</sup> day of June, 20 23.

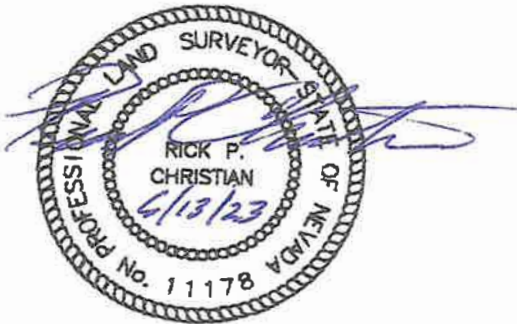
 6/12/23  
LYON COUNTY CLERK

**Exhibit "A"**  
**Parcel A**

All that certain real property being all of Parcel 3 (adjusted), as shown on "A RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FOR THE LARRY AND LUCINDA ALLEN FAMILY TRUST, DATED MARCH 9, 2015 & LARRY W. ALLEN, LUCINDA K. ALLEN, AND BETHANN SEIBERT" Doc. No. 661013 dated August 15, 2022, filed in the official records of Lyon County, and all of Lot 2 of Block "A" as shown on "GREEN VALLEY SUBDIVISION" Doc. No. 62924 dated December 2, 1952 filed in the official records of Lyon County; lying in a portion of the Northwest  $\frac{1}{4}$  of Section 14, Township 13 North, Range 25 East, Mount Diablo Base and Meridian, being described as follows:

**Beginning** at the Northwest corner of Lot 2 of Block "A" as shown on "Green Valley Subdivision" Doc No. 62924 ; Thence from said **Point of Beginning** and along the North line of said Lot 2, South  $89^{\circ}08'33''$  East a distance of 275.47 feet, to the Northeast corner of said Lot 2; Thence leaving said North line of Lot 2 and along the East line of said Lot 2, South  $04^{\circ}11'42''$  East a distance of 16.36 feet; Thence continuing along the East line of said Lot 2, South  $32^{\circ}13'09''$  East a distance of 124.83 feet to the Northeast corner of said Parcel 3 (adjusted); Thence leaving Said East line of Lot 2 and along the East line of said Parcel 3 (adjusted), South  $32^{\circ}25'14''$  East a distance of 81.74 feet to the Southeast corner of said Parcel 3 (adjusted). Thence leaving said East line and along the South line of said Parcel 3 (adjusted), North  $89^{\circ}12'58''$  West a distance of 389.39 feet to the Southwest corner of Parcel 3 (adjusted), point also being on the Easterly right of way of Oregon Street; Thence along the West line of Parcel 3 (adjusted) and Lot 2, and along the Easterly right of way of Oregon Street, North  $00^{\circ}42'17''$  East a distance of 189.74 feet to the **Point of Beginning**.

Containing 62,192 Square Feet more or less



EXPIRES: 12/31/2024

Prepared By:  
Denson Surveying, Inc.  
P.O. Box 528  
Yerington, Nevada 89447

TOTAL AREA  
TRAVERSE AND CLOSURE REPORT  
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Line:

Beginning at N = -6532.10, E = 13789.75  
Ending at N = -6536.23, E = 14065.19  
S89d08'33"E Length = 275.47'

Line:

Beginning at N = -6536.23, E = 14065.19  
Ending at N = -6552.54, E = 14066.38  
S4d11'42"E Length = 16.36'

Line:

Beginning at N = -6552.54, E = 14066.38  
Ending at N = -6658.15, E = 14132.94  
S32d13'09"E Length = 124.83'

Line:

Beginning at N = -6658.15, E = 14132.94  
Ending at N = -6727.16, E = 14176.77  
S32d25'14"E Length = 81.74'

Line:

Beginning at N = -6727.16, E = 14176.77  
Ending at N = -6721.83, E = 13787.42  
N89d12'58"W Length = 389.39'

Line:

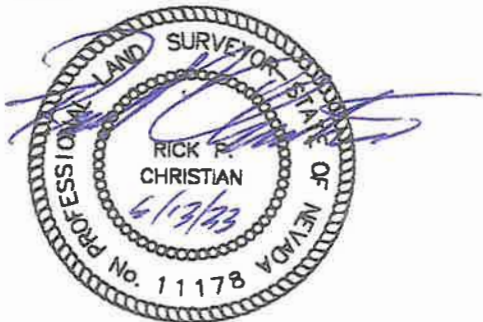
Beginning at N = -6721.83, E = 13787.42  
Ending at N = -6532.10, E = 13789.75  
N0d42'17"E Length = 189.74'

Boundary is closed.

Total length = 1077.5307'

Total area = 62191.53 Sq.Ft.

Total area = 1.43 Acres



EXP:12/31/24

# ***Denson Surveying***

*a professional corporation*

**SURVEYING                      MAPPING**

**PLANNING                      WATER RIGHTS**

**24 AUSTIN ST. WEED HEIGHTS**

**P.O. BOX 528 (775) 463-3611**

**Fax No. (775) 463-1175**

**YERINGTON, NEVADA 89447**

*June 1, 2023*

*City of Yerington Planning Dept.*

*14 E. Goldfield Ave.*

*Yerington, NV 89447*

*To Whom it May Concern,*

There are no Public Utility Easements shown on Green Valley Subdivision Map Doc. No. 62924 or Boundary Line Adjustment Doc. No. 661013. There are no utility companies that need to review the map because we are not creating, removing or adjusting any lines that have easements on them.

*Sincerely*

A handwritten signature in blue ink, appearing to read 'Rebecca Christian', is written over a horizontal line.

*Rebecca Christian*

*Draftsman,*

*Denson Surveying, Inc.*



Stewart Title Company  
5390 Kietzke Ln., Suite 101  
Reno, NV 89511

Original  
**PRELIMINARY REPORT**

**Our Order No.:** 1995998

**Sales Price:**

**Proposed**

**Buyer/Borrower:** Bethann Sanford and Clark Sanford

**Loan Amount:**

**Seller:**

**Property Address:** 0 N Oregon Street, Yerington, NV 89447  
697 N Oregon Street, Yerington, NV 89447

**Proposed Lender:**

Today's Date: April 17, 2023

In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty 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 set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

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 thereto) 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.

A handwritten signature in dark ink, appearing to read 'Debbie Cimijotti', written over a horizontal line.

Authorized Countersignature  
Debbie Cimijotti, Title Officer

Dated as of March 31, 2023 at 7:30AM

**When replying, please contact:**

Charmayne Brewer, Escrow Officer  
(775) 463-3518 Fax:  
Email: [charmayne.brewer@stewart.com](mailto:charmayne.brewer@stewart.com)

## **PRELIMINARY REPORT**

**The form of Policy of Title Insurance contemplated by this report is:**

☒ Preliminary Report Only

## **SCHEDULE A**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

**FEE SIMPLE**

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

**Clark Sanford and Bethann Sanford husband and wife as joint tenants, as to Parcel 1, and Clark Sanford and Beth Ann Sanford, husband and wife as joint tenants, as to Parcel 2**

## LEGAL DESCRIPTION

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

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

**PARCEL 1:**

Lot 2, of Block A, as shown on the Official Map of GREEN VALLEY SUBDIVISION, recorded in the official Records of Lyon County, Nevada, on December 2, 1952, as File No. 62924.

**PARCEL 2:**

All that certain real property being a portion of Lot 3 of Block "A" as shown on "Green Valley Subdivision" Doc. No. 62924 dated December 2, 1952 filed in the official records of Lyon County; being a parcel of land located in a portion of the Northwest 1/4 of Section 14, Township 13 North, Range 25 East, Mount Diablo Base and Meridian, being described as follows:

BEGINNING at the Northwest corner of Lot 3 as shown in Doc No. 62924, thence from said POINT OF BEGINNING and along the North line of said Lot 3, South 89°12'58" East a distance of 344.72 feet to the Northeast corner of said Lot 3; thence along a portion of the East line of said Lot 3, South 32°25'14" East a distance of 81.74 feet; thence leaving said East line, North 89°12'58" West a distance of 389.39 feet to a point of intersection with the West line of said Lot 3, also being the Easterly right of way of Oregon Street; thence along the Easterly right of way of Oregon Street and a portion of the Westerly line of said Lot 3 North 00°42'17" East a distance of 68.40 to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Lyon County, Nevada on August 15, 2022, as Document No. 661015 of Official Records.

## SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

1. Taxes or assessments which are not now payable or which 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; proceedings by a public agency which 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. (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, (d) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
5. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
7. Any lien or right to a lien for services, labor, equipment or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
9. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.
10. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
11. Water rights, claims or title to water, whether or not recorded.
12. Any additional liens which may be levied by reason of said premises being within the City of Yerington, Water & Sewer service area..
13. Rights of the public, county and/or city in that portion lying within the street as it now exists:  
  
Street Name: N. Oregon Street
14. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on the subdivision map of GREEN VALLEY SUBDIVISION, recorded in the official Records of Lyon County, Nevada, on December 2, 1952, as File No.

62924 and referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. If one is not included herewith, one will be furnished upon request.

15. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Lyon County, State of Nevada on July 29, 1991, as Document No. 143028.

Survey Map No. 143028.

16. A Declaration of Homestead, dated May 29, 2018, executed by Clark Sanford, recorded on May 29, 2018, as Document No. 581292, Official Records of Lyon County, Nevada.
17. A Declaration of Homestead, dated Bethann Sanford and Clark Sanford, executed by March 21, 2022, recorded on March 21, 2022, as Document No. 654625, Official Records of Lyon County, Nevada.

18. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Lyon County, State of Nevada on August 15, 2022, as Document No. 661013.

Survey Map No. 661013.

NOTE: This report is being issued for information purposes only, no liability assumed.

NOTE: Taxes for the fiscal year 2022-2023, in the amount of \$2,69.01 have been paid in full.  
(APN 001-032-07 - Includes other lands, now APN 001-032-35)

NOTE: Taxes for the fiscal year 2022-2023, in the amount of \$2,753.00 have been paid in full.  
(APN 001-032-08)

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

Stewart Title Company RESERVES THE RIGHT TO AMEND THIS COMMITMENT/REPORT AT ANY TIME.

\*\*\*\*\*ATTENTION LENDERS\*\*\*\*\*

THE 100 ENDORSEMENT IS NO LONGER BEING OFFERED. THE REPLACEMENT ALTERNATIVE IS THE ALTA 9.10-06 AND IS NOW REFLECTED IN THE ALTA SUPPLEMENT IN THE COMMITMENT/REPORT.

NOTE: Any notes following the legal description (if any) referencing NRS 111.312 are required for recording purposes only and will not be insured in any policy of title insurance.

NOTE: If any current work of improvements have been made on the herein described real property (within the last 90 days) and this Commitment/Report is issued in contemplation of a Policy of Title Insurance which affords mechanic lien priority coverage (i.e. ALTA POLICY); the following information must be supplied for review and approval prior to the closing and issuance of said Policy: (a) Copy of Indemnity Agreement; (b) Financial Statements; (c) Construction Loan Agreement; (d) If any current work of improvements have been made on the herein described real property Building Construction Contract between borrower and contractor; (e) Cost breakdown of construction; (f) Appraisal; (g) Copy of Voucher or Disbursement Control Statement (if project is complete).

NOTE: This commitment/report makes no representations as to water, water rights, minerals or mineral rights and no reliance can be made upon this commitment/report or a resulting title policy for such rights or ownership.

NOTE: Notwithstanding anything to the contrary in this commitment/report, if the policy to be issued is other than an ALTA Owner's Policy (7/1/21) or ALTA Loan Policy (7/1/21), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this commitment/report. If the policy does contain an arbitration clause, and the

Amount of Insurance is less than the amount, if any, set forth in the 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.

NOTE: The map, if any, attached hereto is subject to the following disclaimer:

Stewart Title Company does not represent this plat as a survey of the land indicated hereon, although believed to be correct, no liability is assumed as to the accuracy thereof.

**END OF EXCEPTIONS**

## REQUIREMENTS AND NOTES

1. Show that restrictions or restrictive covenants have not been violated.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
3. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Pay the premiums, fees and charges for the policy.
5. Pay all taxes, charges, and assessments affecting the land that are due and payable.
6. Documents satisfactory to us creating the interest in the land and the mortgage to be insured must be signed delivered and recorded.
7. Tell us in writing the name of any one not referred to in this Prelim who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
8. Record instrument(s) conveying or encumbering the estate or interest to be insured, briefly described:

### **Documents necessary to close the within transaction**

9. After the review of all the required documents, the Company reserves the right to add additional items and/or make additional requirements prior to the issuances of any policy of title insurance.
10. Show that restrictions or restrictive covenants have not been violated.
11. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
12. Pay all taxes, charges, and assessments affecting the land that are due and payable.
13. After the review of all the required documents, the Company reserves the right to add additional items and/or make additional requirements prior to the issuances of any policy of title insurance.

## END OF REQUIREMENTS AND NOTES

## STEWART TITLE GUARANTY COMPANY PRIVACY NOTICE

This Stewart Title Guaranty Company Privacy Notice ("Notice") explains how Stewart Title Guaranty Company and its subsidiary title insurance companies (collectively, "Stewart") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

### **Stewart may collect the following categories of personal and financial information from you throughout your transaction:**

1. **Identifiers:** Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, social security number, driver's license number, passport number, or other similar identifiers;
2. **Demographic Information:** Marital status, gender, date of birth.
3. **Personal Information and Personal Financial Information:** Name, signature, social security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

### **Stewart may collect personal information about you from:**

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information about your transactions with Stewart, our affiliates, or others; and
4. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### **Stewart may use your personal information for the following purposes:**

1. To provide products and services to you or in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

### **Stewart may use or disclose the personal information we collect for one or more of the following purposes:**

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.

- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

#### **Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties**

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter in a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Non-affiliated third-party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with non-affiliated third parties, except as required or permitted by law.

#### **Right to Limit Use of Your Personal Information**

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing to our affiliates for direct marketing, you may send an "opt out" request to [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com), or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

#### **How Stewart Protects Your Personal Information**

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

#### **Contact Information**

If you have questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under law, please do not hesitate to contact us at:

**Phone:** Toll Free at 1-866-571-9270

**Email:** [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)

**Postal Address:** Stewart Information Services Corporation  
Attn: Mary Thomas, Chief Compliance and Regulatory Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056

**Privacy Notice at Collection for California Residents**

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020, effective January 1, 2023 ("CPRA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice at Collection for California Residents** ("CCPA & CPRA Notice"). This CCPA & CPRA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA & CPRA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

**Personal and Sensitive Personal Information Stewart Collects**

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), Gramm Leach Bliley Act (GLBA) and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of **personal and sensitive personal information** from consumers within the last twelve (12) months:

Category	Examples	Collected
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES

H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

#### **Use of Personal and Sensitive Personal Information**

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

#### **Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties**

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a third party for a business purpose.

Typically, when we disclose personal information for a business purpose, we enter into a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Biometric Information

Category F: Internet or other similar network activity

Category G: Geolocation data

Category H: Sensory data

Category I: Professional or employment-related information

Category J: Non-public education information

Category K: Inferences

## **Your Consumer Rights and Choices Under CCPA and CPRA**

### **Your Rights Under CCPA**

The CCPA provides consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

### **Access to Specific Information and Data Portability Rights**

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

### **Deletion Request Rights**

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

### **Your Rights Under CPRA**

CPRA expands upon your consumer rights and protections offered by the CCPA. This section describes your CPRA rights and explains how to exercise those rights.

### **Opt-Out of Information Sharing and Selling**

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA & CPRA Notice.

### **Correction of Inaccurate Information**

You have the right to request that Stewart correct any inaccurate information maintained about.

### **Limit the Use of Sensitive Personal Information**

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

### **Exercising Your Rights Under CCPA and CPRA**

To exercise the access, data portability, deletion, opt-out, correction, or limitation rights described above, please submit a verifiable consumer request to us by the available means provided below:

1. Calling us Toll Free at 1-866-571-9270; or
2. Emailing us at [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com); or
3. Visiting <http://stewart.com/ccpa>.

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

### **Response Timing and Format**

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

### **Non-Discrimination**

Stewart will not discriminate against you for exercising any of your CCPA and CPRA rights. Unless permitted by the CCPA or CPRA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

### **Record Retention**

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements

### **Changes to This CCPRA & CPRA Notice**

Stewart reserves the right to amend this CCPA & CPRA Notice at our discretion and at any time. When we make changes to this CCPA & CPRA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

### **Link to Privacy Notice**

Stewarts Privacy Notice can be found on our website at <https://www.stewart.com/en/privacy.html>.

### **Contact Information**

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

**Phone:** Toll Free at 1-866-571-9270

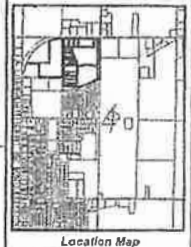
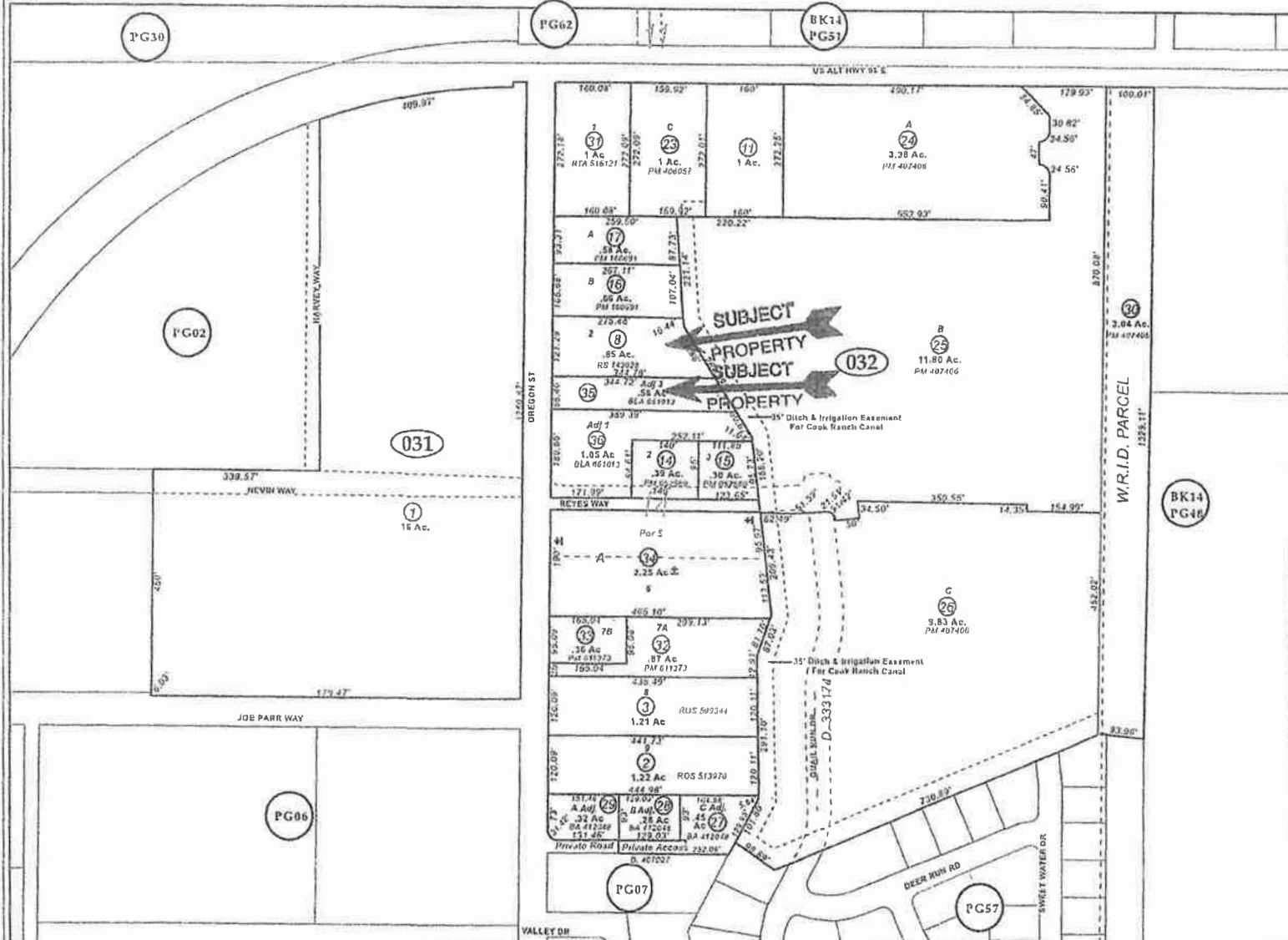
**Website:** <http://stewart.com/ccpa>

**Email:** [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)

**Postal Address:** Stewart Information Services Corporation  
Attn: Mary Thomas, Chief Compliance and Regulatory Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056

Portion NW 1/4, Section 14, T13N - R25E, MD&M

1-03



**Map Elements**

1/4	1/4 Corner Section
+	Section Two
300'	Dimensions
1	Parcel Lot
1	Parcel Number
0.13 Ac.	Acres of Parcel
PL 12849	Recorded Map Image
	Parcel Boundaries
111	Block Number
PG62	Parcel Book & Page Number
PG51	Page Number

**Cities & Townships**

Dayton	Dayton Valley
Farmley	Farmley
Mark Twain	Mark Twain
Mason Valley	Mason Valley
Mound House	Mound House
Silver City	Silver City
Silver Springs	Silver Springs
Smith Valley	Smith Valley
Stagesboro	Stagesboro
Yarlington	Yarlington

Scale: 1" = 200'  
 Revised: August 18, 2022

Green Valley Subdivision  
 S.M. 02924 12/2/1952

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

**Doc #: 667808**

03/17/2023 11:47 AM Page: 1 of 2

**OFFICIAL RECORD**

Requested By: STEWART TITLE COMPANY - NV

**Lyon County, NV**  
**Anita Talbot, Recorder**

Fee: \$40.00 RPTT: \$0.00

Recorded By: blathrop

<b>A.P.N. No.:</b>	001-032-35
<b>R.P.T.T.</b>	\$ 0.00
<b>File No.:</b>	1159494-A CRB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b> Same as below	
<b>When Recorded Mail To:</b>	
Clark Sanford and Bethann Sanford	
697 N Oregon Street	
Yerington, NV 89447	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Beth Ann Sanford, a married woman who previously acquired title as Bethann Seibert, an unmarried woman** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Clark Sanford and Beth Ann Sanford, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Lyon, State of Nevada, bounded and described as follows:

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

All that certain real property being a portion of Lot 3 of Block "A" as shown on "Green Valley Subdivision" Doc. No. 62924 dated December 2, 1952 filed in the official records of Lyon County; being a parcel of land located in a portion of the Northwest 1/4 of Section 14, Township 13 North, Range 25 East, Mount Diablo Base and Meridian, being described as follows:

BEGINNING at the Northwest corner of Lot 3 as shown in Doc No. 62924, thence from said POINT OF BEGINNING and along the North line of said Lot 3, South 89°12'58" East a distance of 344.72 feet to the Northeast corner of said Lot 3; thence along a portion of the East line of said Lot 3, South 32°25'14" East a distance of 81.74 feet; thence leaving said East line, North 89°12'58" West a distance of 389.39 feet to a point of intersection with the West line of said Lot 3, also being the Easterly right of way of Oregon Street; thence along the Easterly right of way of Oregon Street and a portion of the Westerly line of said Lot 3 North 00°42'17" East a distance of 68.40 to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Lyon County, Nevada on August 15, 2022, as Document No. 661015 of Official Records.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 17, 2023

THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Beth Ann Sanford  
Beth Ann Sanford

State of Nevada                     )  
  ) ss  
County of Lyon                     )

This instrument was acknowledged before me on the 17 day of March, 2023.  
By: Beth Ann Sanford

Signature: Toree Morero  
Notary Public  
Toree Morero  
My Commission Expires: Jan. 20, 2027.



THIS DOCUMENT IS BEING RECORDED AS  
AN ACCOMMODATION ONLY

A.P.N. No.:	001-032-08
R.P.T.T.	EXEMPT #5
File No.:	1633608
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Clark Sanford and Bethann Sanford	
697 N Oregon Street	
Yerington, NV 89447	

Doc #: 655085

03/29/2022 01:25 PM Page: 1 of 3

OFFICIAL RECORD

Requested By: STEWART TITLE COMPANY - NV

Lyon County, NV  
Margie Kassebaum, Recorder

Fee: \$40.00 RPTT: \$0.00

Recorded By: blathrop

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Clark Sanford** who acquired title as an **unmarried man**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Clark Sanford and Bethann Sanford, husband and wife as joint tenants**, all that real property situated in the County of Lyon, State of Nevada, bounded and described as follows:

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 3-28-22

SIGNATURES AND NOTARY ON PAGE 2

THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

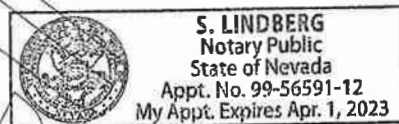
Clark Sanford  
Clark Sanford

State of Nevada )  
County of Lyon ) ss

This instrument was acknowledged before me on the 28 day of mar, 2022  
By: Clark Sanford

Signature: S. Lindberg  
Notary Public

My Commission Expires: 4/1/23



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Lot 2, Block A, as shown on the Official Map of GREEN VALLEY SUBDIVISION, recorded in the official Records of LYON COUNTY, Nevada on December 2, 1952, as document No. 62924

