PEGGY COLE - STATE BOARD OF EQUALIZATION APPEAL INFORMATION - CASE NUMBER: 25-141 SUMMARY OF COMPARABLE COMMERCIAL PROPERTY SALES

SALE	ADDRESS	LOT SIZE	SALE PRICE	GR BLD AREA	STORIES	PRICE	E/SQ.F	Α	ssessed	Ass	Val per
NO.	APN	YR BLT	SALE DATE	BLDG COVERAG	AMENITIES	BLDG	. CON	V	alue	SQ	ft.
Subject	1107 5th Street	0.23	\$35,100	4,800	1 Story, Masonry	\$	7.31	\$	95,782	\$	19.95
Propert	y 001-181-13	1950	11/1/2021	48%	Storage	L	ow				
PS-1	585 E. Street	0.15	\$25,000	5,658	1 Story, Masonry	\$	4.42	\$	118,805	\$	21.00
PS-1	585 E. Street 001-164-21	0.15 1953	725 ABAU	5.74	1 Story, Masonry Thrift Store	*	4.42 erage	\$	118,805	\$	21.00
PS-1			725 ABAU	5.74	100	*		\$	118,805	\$	21.00
PS-1			5/19/2021	56%	100	Ave		\$		\$	21.00
	001-164-21	1953	5/19/2021 \$40,000	2,680	Thrift Store	Ave	erage				
	001-164-21 814 5th Street	0.18	5/19/2021 \$40,000	2,680	Thrift Store 1 Story, Masonry	Ave	14.93				
	001-164-21 814 5th Street	0.18	5/19/2021 \$40,000	2,680 34%	Thrift Store 1 Story, Masonry	Ave	14.93		92,741		

DV-177118

05/19/2021 01:30 PM Page: 1 of 1

OFFICIAL RECORD

Requested By: COW COUNTY TITLE CO

Mineral County, NV Cindy Nixon, Recorder - Auditor

DECLARATION OF VALUE FORM Recorded By: hwomack Assessor Parcel Number(s) 001-164-21 b. d. of Property: 2. FOR RECORDERS OPTIONAL USE ONLY Single Fam. Res. √acant Land b. 🗆 a. Page d. 🗖 2-4 Plex Book Condo/Twnhse C. а Apt. Bldg f. 🗆 Comm'l/Ind'l Date of Recording: Θ. Agricultural h. 🗆 Mobile Home Notes: g. Other i. 25,000.00 Total Value/Sales Price of Property: 3. a. Deed in Lieu of Foreclosure Only (value of property) b. \$ 25,000.00 Transfer Tax Value C. 97.50 d. Real Property Transfer Tax Due: If Exemption Claimed Transfer Tax Exemption, per NRS 375.090, Section Explain Reason for Exemption: Partial Interest: Percentage being transferred:// The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally ligole for any additional amount owed Signature Capacity Signature **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Print Name: Corbin McDonald Print Name: Jean Barnes, Trustee of the Jean Olson Revocable Living Trust, dated February 6, 2003 Address: PC Address City: MC City: 4

Declaration of Value SFRM0071 (DSI Rev. 12/22/16)

Print Name: Ticor Title of Nevada, Inc. Address: 307 W. Winnie Lane Suite #1 City, State, Zip: Carson City, NV 89703

State:

Zip

STATE OF NEVADA

Page 1

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

State:

Zip

Escrow No.: 02101009-010-DKD

Printed: 1/1/0001 12:00 AM by SHK Escrow No.: 02101009-010-DKD

Doc #: 177118

05/19/2021 01:30 PM Page: 1 of 5

OFFICIAL RECORD

Requested By: COW COUNTY TITLE CO

Mineral County, NV

Cindy Nixon, Recorder - Auditor Fee: \$37.00 RPTT: \$97.50

Recorded By: hwomack

WHEN RECORDED MAIL TO: Corbin McDonald PO Box 577168 Modesto, CA 95357

MAIL TAX STATEMENTS TO Same as above

Escrow No. 2101009-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b 030)

APN No.: 001-164-21 R.P.T.T. \$97.50

SIGNED IN COUNTERPART

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

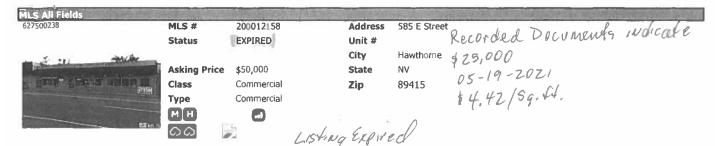
THIS INDENTURE WITNESSETH: That Jon K Olson and Charles E Catlin, Successor Trustees of the Jean Olson Revocable Living Trust, dated February 6, 2003

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Corbin McDonald, a married man

all that real property situated in the County of Mineral, State of Nevada, described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.



ieneral # Buildings		County	Mineral	HOA/Mgt Co	FACTOR OF THE STREET,
# Units	1	Parcel #	00116421	nox/mgc co	
F Parking	3		\$1,745.40	Assoc Fee \$	0.00
•	_	Taxes \$	3886	•	
itories	1 Story	Zoning Actual	C1	CC/R Restrictions	No
Fross Square Footage	5,658	Source of Zoning	Assessor	Current Business Name	Patricia's
ource of SqFt	Assessor			Current Use	Retail
rice / SqFt	\$8.84			Major Tenants Name	Patricia's
ear Built	1953	Special Assessm	ents and Bonds \$	0.00	
creage	0.150			Annual Financial	Information
Water Rights	No		Annual Inc	ome & Expenses	CAP Rate
DA Compliant	Yes		Gross Sche	duled Income	APOD Available
Construction	Masonry		Annual Vac	ancy	Income Info w/h
ity Limits	Inside City Limits		Annual Exp	enses	
(street/Directions	Hwy to 5th St		Net Operat	ing Income	
			Annual Deb	ot Service	

Agent E-mail	colleen McKoy Frick & Mortar Properties I	LC - 775-560-6734		Showing Instruction To Show Contact Occupied By Contact Name Contact Phone	S Call Listing Office Listing Office Tenant Colleen McKoy 7754001149
isting Information Sale/Lease Listing Type Possession Limited Service Listing Special Condition of Sale HUD	For Sale Exclusive Right COE No None	Original Price Days on Market Days On MLS Cumulative DO Cumulative DO Agent Hit Coun Client Hit Coun	154 M 1017 MLS 1032 t	Listing Date Input Date Expiration Date Update Date Status Date Price Date HotSheet Date Off Market Date	8/31/2020 9/1/2020 3:19 PM 2/1/2021 2/1/2021 9/1/2020 2/1/2021 2/1/2021
NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE
NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE

200012158 03/12/2025 Page 1 of 2

Features

FLOORING

LOCATION Downtown Area **INCL IN MONTHLY FEES** None

RESTROOMS One **COMMON AREA FACILITIES** None

OTHER FEATURES Alley Access, Display Windows

Concrete

INTERIOR WALLS Paneled Concrete Slab **FOUNDATION EXTERIOR** Masonry Veneer **CEILING HEIGHT** 8 to 10

WINDOWS Single Pane ROOF Flat WIRING 110 Volts **HEATING/COOLING** Propane **WATER HEATER** Propane UTILITIES

Cable, City Sewer, DSL Available, Electricity, Propane, Telephone, City/County Water

LOADING None ROLL-UP DOORS None **LANDSCAPED** None **SPRINKLERS** None **ACCESS TYPE** Public **ACCESS ROAD** Paved/Concrete

DOCUMENTS ON FILE None

OWNER(S) MAY SELL Conventional, Cash

GREEN FEATURES None

MLS Remarks

Commercial store on main street with street-front windows - a great location for your retail store. Open store space or could be modified for smaller shops.

Extended Remarks

Private Remarks

Sold Information

Selling Agent

Selling Office 1 Selling Agent 2

Selling Office 2 This information is deemed reliable, but not guaranteed.

Daniel Leck

May not be distributed to the public.

dleck64978@aol.com

Daniel A Leck MAI

Closing Date

Sold Price per SqFt

A.43

03/12/2025

Sold Price

How Sold

Contract Date

Page 2 of 2

200012158

 Property Information 0.1500 001-164-21 Parcel Acreage Parcel ID Assessed Value 41,582 Tax Year 2025 -Tax Rate 0.0000Land Use Group COM Тах Сар High Cap Land Use 400 - General Commercial Tax Cap Returned Zoning Total Tax Fiscal Year (2025 -\$0,00 Tax District 010 2026) 585 E ST HAWTHORNE Site Address Total Unpaid All Years \$0.02 010 - HAWTHORNE Neighborhood Pay Taxes Photos & Sketches Assessor Descriptions Related Names **CURRENT OWNER FOR 2025 (2025 - 2026)** Name THE CORBELLE FAMILY TRUST, CORBIN MCDONALD, TTE Mailing Address P.O. BOX 577168 MODESTO, CA, 95,357-7168 Status Current No Personal Property Structure 1 of 2 Total Floor Area Year Bu Style Property Type Description COM RETAIL DEPARTMENT STORE 5,658 19 Section I Section Information Stories Per Section Stories Per Building Area Effective Age 1 ł 5,658 72 Occupancies Class Finished Area Occupancy Group Occupancy Type Shell, Neigh. Shop. Ctr. Masonry Bearing Walls 5,658 Sq. Ft. Stores & Commercial Buildings Exterior Walls Heating, Cooling & Ventilation 100 % of Exterior Wall Forced Air Unit % of Total Floor Area Concrete Block 2 Climate **Evaporative Cooling** % of Total Floor Area 2 Climate Structure 2 of 2

-	
_	4
~	Assessments

Taxable Value	Land	Building	Per. Property		Totals
Residential	.0	0		0	
Com / Ind.	47,774	71,031		0	118,8
Agricultural	0	0		0	
Exempt	0	ū		0	
Pers. Exempt					
Total	47.774	71,031		0	118,8
Assessed Value	Land	Building	Per. Property		Totals
Residential	0	0		0	
Com/Ind.	16,721	24,861		0	41,5
Agricultural	0	0		0	
Exempt	0	0		0	
Pers. Exempt					
Total	16,721	24,861		0	41,5
	New Land	New	Const	New	P.P.
Residential		0	0		
Com/Ind.		0	0		
Agricultural		0	0		
Exempt		0	0		
Totals		0	0		

No Billing Information

O Payment History

No Taxing Bodies Information

Sa	les History					
tear	Document#	Document Type	Sale Date	Sold By	Sold To	Price
2023	184584	QUITCLAIM DEED	2/27/2023	CORBIN MCDONALD	CORBIN MCDONALD, TTE THE CORBELLE FAMILY TRUST	
2021	177118	GRANT BARGAIN SALE DEED	5/19/2021	OLSON JEAN REV LIVING TRUST	CORBIN MCDONALD	\$25,0
1016	164514	DEED (OLD RECORDS)	11/10/2016			
2016	163225		4/28/2016			
:013	157512		2/5/2013			\$49,0
				Show 5 More (25)		

DV-182653

Requested By: STEWART TITLE COMPANY - NV

STATE OF NEVADA
DECLARATION OF VALUE FORM

10/05/2022 01:10 PM Page: 1 of 1
OFFICIAL RECORD

 Assessor Parcel Numl a) 001-233-14 	ber(s)		Mineral County, NV
		(Cindy Nixon, Recorder - Audi
d)		R	ecorded By: dellis
Type of Property:			
a.□ Vacant Land	b.□ Single Fam. Res.	FOR RECO	RDERS OPTIONAL USE ONLY
c. ☐ Condo/Twnhse	d.□ 2-4 Plex	Book	Page:
e.□ Apt. Bldg.	f. Comm'l/Ind'l	Date of Rec	ording:
g.□ Agricultural	h.☐ Mobile Home	Notes:	Mystas Maria La
☐ Other			
3. a. Total Value/Sales Pr		\$ 40,000.00	
c. Transfer Tax Value:	closure Only (value of property)		
d. Real Property Trans	for Tay Duo	\$ 40,000.00 \$ 156.00	
d. Real Property Trans	ier rax Due	\$ 150.00	
4. If Exemption Claime	ed:		The second secon
	mption per NRS 375.090, Sect	ion	
b. Explain Reason for		-	
Partial Interest: Perce	entage being transferred:	%	
The undersigned declares	and acknowledges, under per	nalty of pertury	pursuant to NRS 375,060
and NRS 375 110 that th	e information provided is corre	ct to the hest of	f their information and belief
and can be supported by	documentation if called upon to	n guhetantiate t	he information provided herein.
Furthermore the narties a	agree that disallowance of any	claimed exemp	tion, or other determination of
additional tax due may re	esult in a penalty of 10% of the	tax due plus in	terest at 1% per month. Pursuant
o NRS 375.030, the Buve	er and Seller shall be jointly an	d severally liab	le for any additional amount owed.
	7/ /	<i>)</i> "	
Signature Buw	11 agent	Capacity	Grantor
Adulation of The Market	J. J. J. J.	J-p-3,	
Signature		Capacity	Grantee
7			
			MESSING ORMATION
SELLER (GRANTOR) IN			NTEE) INFORMATION
(REQUIRED)			REQUIRED)
Print Name: Brian Lybard			Amber Sunderland
	Irma Enterprises Trust	Address: PC	
dated March Address: 144 Stagecrest		City: Hawth	
City: Harmony		Ctata: MI/	7in: 80/15
State: NC		State: NV	Zip: 89415
State. NC	Drive	State: NV	Zip: 89415
		State: NV	Zip: <u>89415</u>
OMPANY/PERSON RE	Zip: 28634 QUESTING RECORDING (red	uired if not se	eller or buyer)
Print Name: Stewart Ti	Zip: 28634 QUESTING RECORDING (recorded Company)	an and an and an	eller or buyer)
COMPANY/PERSON REPrint Name: Stewart Ti Address: 215 W. Bridge	Zip: 28634 QUESTING RECORDING (recorded Company)	uired if not se	eller or buyer)

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Doc #: 182653

10/05/2022 01:10 PM Page: 1 of 2

OFFICIAL RECORD

Requested By: STEWART TITLE COMPANY - NV

Mineral County, NV

Cindy Nixon, Recorder - Auditor

Fee: \$37,00 RPTT: \$156,00 Recorded By: dellis

A.P.N. No.:	001-233-14	
R.P.T.T.	\$ 156.00	
File No.:	1828039 CRB	
	Requested By:	
Mail Tax Sta	Stewart Title C	
	When Recorded	
	erland	
Amber Sund PO Box 1414		

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Brian Lyberger, Successor Trustee of the Bob and Irma Enterprises Trust dated March 1, 1997 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Amber Sunderland, a widow, all that real property situated in the County of Mineral, State of Nevada, bounded and described as follows:

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

Lots 20, 21 and 22, Block 38, as shown on the Official Plat of the Town of Hawthorne, recorded in the Official Records of Mineral County, Nevada on November 8, 1968, as Document No. 01455.

*SUBJECT TO:

- 1. Taxes for the fiscal year;
- Reservations, restrictions, conditions, 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: 10.4.2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2

Recorded documents show a 40,000 Sale 10-19-2022 MLS # 170016789 814 5th Street Address Status EXPIRED Unit # City Hawthorne \$49,000 NV **Asking Price** State Class Commercial Zip 89415 Туре Commercial \$14.93/57 MH ೧೧

Buildings HOA/Mgt Co County Mineral # Units Parcel # 00123314 1 # Parking Assoc Fee \$ 0.00 8 Taxes \$ \$1,662.00 **Stories** 1 Story **Zoning Actual** CC/R Restrictions C1 No **Gross Square Footage** 2,680 **Current Business Name** Previously Carpet King Source of Zoning Assessor Source of SqFt Assessor **Current Use** \$18.28 Price / SqFt **Major Tenants Name** Previously Carpet King Year Built 1951 Special Assessments and Bonds \$ 0.00 Acreage 0.180 **Annual Financial Information Water Rights** No Annual Income & Expenses **CAP Rate ADA Compliant** Νo **Gross Scheduled Income APOD Available** Wood Frame Construction **Annual Vacancy** Income Info w/h City Limits Inside City Limits **Annual Expenses** Xstreet/Directions 5th and H Street **Net Operating Income Annual Debt Service**

Agent Agent E-mail Listing Office 1 Listing Agent 2 Listing Agent 2 E-mail Listing Office 2	Stephanie Smith stephsmithnv@gmail.com Keller Williams Group One	Inc Office: 775-823-8787		Showing Instructions To Show Contact Occupied By Contact Name Contact Phone	Stephanie Smith Vacant Stephanie Smith Vacant Stephanie Smith 7753162210
isting Information Sale/Lease Listing Type Possession Limited Service Listing Special Condition of Sale	For Sale Exclusive Right COE No None	Original Pri Days on Ma Days On MI Cumulative Cumulative Agent Hit C Client Hit C Internet	riket 695 LS 723 DOM 695 DOMLS 723 B	HotSheet Date Off Market Date	11/2/2017 11/30/2017 11:15 AM 10/31/2019 10/31/2019 7/31/2019 10/31/2019 10/31/2019 10/31/2019 JAN 2026 1089 days
NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE	4,	NO IMAGE
NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE

170016789 03/12/2025 Page 1 of 2

Features LOCATION

INCL IN MONTHLY FEES RESTROOMS COMMON AREA FACILITIES None OTHER FEATURES INTERIOR WALLS **FOUNDATION EXTERIOR**

CEILING HEIGHT

FLOORING

Corner Lot, Free Standing None One Alley Access

Sheet Rock Concrete Slab Wood Siding 11 to 15 Concrete

WINDOWS Single Pane **ROOF** Asphalt, Pitched **WIRING** 110 Volts

HEATING/COOLING Propane, Evap Cooling WATER HEATER Propane

City Sewer, DSL Available, Propane, Telephone, Water Meter Installed, City/County Water UTILITIES

LOADING Loading in Rear **ROLL-UP DOORS** None **LANDSCAPED** None

SPRINKLERS None **ACCESS TYPE** Public

ACCESS ROAD Dirt, Paved/Concrete

DOCUMENTS ON FILE None GREEN FEATURES None

MLS Remarks

Motivated Seller! All Reasonable offers will be considered. This commercial property includes two buildings. Street parking, and unpaved parking in rear.

Extended Remarks

Information deemed reliable. Buyer and Buyers agent to verify all information.

Private Remarks

Interior viewing available after 12/4/17

Sold Information

Selling Agent **Selling Office 1** Selling Agent 2

Selling Office 2 This information is deemed reliable, but not guaranteed.

Daniel Leck 170016789 dleck64978@aol.com

Daniel A Leck MAI

A.43

Sold Price per SqFt

Sold Price

How Sold

Contract Date

Closing Date

May not be distributed to the public. 03/12/2025

SBE 104

Page 2 of 2

Property Information

Parcel ID Tax Year

001-233-14 2025 -COM

Land Use Group Land Use

Zoning Tax District 400 - General Commercial CI

010 Site Address 814 5TH ST. HAWTHORNE NV 89415

Neighborhood 010 - HAWTHORNE Parcel Acreage Assessed Value Tax Rate

0.1860 32,459 0.0000 High Cap \$0.00

Tax Cap Tax Cap Returned Total Tax Fiscal Year (2025 -

2026)

Total Unpaid All Years

\$2,053.86

Pay Taxes

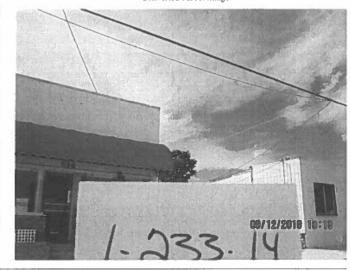
Photos & Sketches

Converted Parcel Image



Converted Parcel Image

Converted Parcel Image



No Assessor Descriptions

Related Names

CURRENT OWNER FOR 2025 (2025 - 2026)

Name Mailing Address

SUNDERLAND, AMBER

P.O. BOX 1414 HAWTHORNE, NV, 89415-1414

Status

PE900115

Current

Personal Property

Account Number

Year

2025

Secured

Yes

Location 814 5TH, 800 5TH ST, HAWTHORNE

Account Type

OTHER PERS PROP

SBE 105

Property Type	Description		Style		Total Floor Area	Vear
COM	BUILDING B				2,680	
ction I						
Section Information						
Stories Per Sec	ion	Stories Per f	Building	Area	Effective Age	
1		E		2.680	77	
				~1		
Occupancies						
Occupancy Gro	пр	Occupancy Type		Class	Finished A	Area
Stores & Commercial I	Buildings	Retail Store	Wood o	r Steel Framed Exterior Walls	2,0	80 Sq. F
Heating, Cooling & Ventilation			Exterior Walls			
Space Heater		% of Total Floor Area 2 Climate	Stud -Stucco		100 % of Ext	eriör Wal
Evaporative Cooling		% of Total Floor Area 2 Climate				
		2 Climate % of Total Floor Area	Stud -Stucco		100 % of	Ext

Structure 2 of 2

-	
_	A statement of the second of the
•	Assessments

Agricultural 0 0 0 Exempt 0 0 0 Pers. Exempt 0 0 92. Assessed Value Land Building Per. Property Totals Residential 0 0 0 Com/ Ind. 13.313 19.146 0 32. Agricultural 0 0 0 0 Exempt 0 0 0 0 Pers. Exempt 0 0 0 0	Taxable Value	Land	Building	Per. Property		Totals
Agricultural 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 92. Totals 0 92. Assessed Value Land Building Per. Property Totals Totals Residential 0 0 0 0 0 0 0 0 32. 0 32. 0 32. 0 <th>Residential</th> <th>0</th> <th>0</th> <th></th> <th>0</th> <th></th>	Residential	0	0		0	
Exempt 0 0 0 Pers. Exempt Total 38,037 54,704 0 92, Assessed Value Land Building Per. Property Totals Residential 0 0 0 Com / Ind. 13,313 19,146 0 32, Agricultural 0 0 0 0 Pers. Exempt 0 0 32, Total 13,313 19,146 0 32, 0 32, New Land New Const. New P.P. New P.P. New P.P.	Com / Ind.	38.037	54,704		0	92,
Pers. Exempt Total 38,037 54,704 0 92. Assessed Value Land Building Per. Property Totals Residential 0 0 0 Com/ Ind. 13,313 19,146 0 32, Agricultural 0 0 0 0 Exempt 0 0 0 0 Pers. Exempt Total 13,313 19,146 0 32, New Land New Const. New P.P. New P.P.	Agricultural	0	0		0	
Total 38,037 54,704 0 92, Assessed Value Land Building Per. Property Totals Residential 0 0 0 0 Com/ Ind. 13,313 19,146 0 32, Agricultural 0 0 0 0 Exempt 0 0 0 0 Pers. Exempt Total 13,313 19,146 0 32, New Land New Const. New P.P. New P.P.	Exempt	0	0		0	
Assessed Value Land Building Per. Property Totals Residential 0 0 0 Com / Ind. 13.313 19.146 0 32, Agricultural 0 0 0 0 Exempt 0 0 0 0 Pers. Exempt Total 13.313 19.146 0 32, New Land New Const. New P.P. New P.P.	Pers. Exempt					
Residential 0 0 0 Com/ Ind. 13,313 19,146 0 32, Agricultural 0 0 0 0 Exempt 0 0 0 0 Pers. Exempt Total 13,313 19,146 0 32, New Land New Const. New P.P. New P.P.	Total	38,037	54,704		0	92,
Com/ Ind. 13.313 19.146 0 32, Agricultural 0 0 0 0 Exempt 0 0 0 0 Pers. Exempt Total 13.313 19.146 0 32, New Land New Const. New P.P.	Assessed Value	Land	Building	Per. Property		Totals
Agricultural 0 0 0 Exempt 0 0 0 Pers. Exempt Total 13,313 19,146 0 32, New Land New Const. New P.P.	Residential	0	0		0	
Exempt 0 0 0 Pers. Exempt Total 13,313 19,146 0 32, New Land New Const. New P.P.	Com/Ind.	13,313	19,146		0	32.
Pers. Exempt Total 13,313 19,146 0 32, New Land New Const. New P.P.	Agricultural	0	0		0	
Total 13,313 19,146 0 32, New Land New Const. New P.P.	Exempt	0	0		0	
New Land New Const. New P.P.	Pers. Exempt					
	Total	13,313	19,146		0	32,
Residential 0 0		New Land	New Con	ist.	New P.P.	
	Residential		0	0		
Com/Ind. 0	Com / Ind.		0	0		
Agricultural 0 0	Agricultural		0	0		
Exempt 0 0	Exempt		0	0		
Totals 0 0	Totals		0	0		

No Billing Information

O Payment History

No Taxing Bodies Information

Year	Document #	Document Type	Sale Date	Seld By	Sold To	Pric
2022	182653	GRANT BARGAIN SALE DEED	10/19/2022		AMBER SUNDERLAND	\$40,0
2012	155424		1/31/2012	WILLIAM DONNELLY	ENTERPEISES BOB & IRMA TRUST	\$24.0
2010	150493	DEED (OLD RECORDS)	6 8/2010			
2010	149640	DEED (OLD RECORDS)	2 16 2010	ISABEL WILSON	WILLIAM DONNELLY	\$90,-
2008	145518		5 6 2008			\$24.

STATE OF NEVADA DECLARATION OF VALUE FORM

Assessor Parcel Number(s) Mineral County, NV a) 001-165-08 Cindy Nixon, Recorder - Auditor b) C) Recorded By: dellis d) 2. Type of Property: FOR RECORDERS OPTIONAL USE ONLY b. Single Fam. Res. a. Vacant Land Book d. 2-4 Plex c. Condo/Twnhse Date of Recording: e. Apt. Bldg. f. D Comm'l/Ind'l h. Mobile Home Notes: g. Agricultural ☐ Other \$ 50,000.00 3, a. Total Value/Sales Price of Property b. Deed in Lieu of Foreclosure Only (value of property) \$ 50,000.00 c. Transfer Tax Value: \$ 195.00 d. Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 100 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375,060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed Grantor Capacity Signature\ Grantee Signature Capacity **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Print Name: Douglas & Lee Inc., a Nevada Print Name: Tammy C. Goforth and Staci L. Teeter Corporation and Douglas Address: PO Box 550 Timmerman Trustee of The City: Hawthorne Douglas Timmerman Trust dated State: NV 89415 May 10, 2011 Address: P.O. Box 100 City: Hawthorne 89415 State: NV Zip: COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: Stewart Title Company Address: 504 W Goldfield Ave. Escrow # 2416172 CRB State: NV City: Yerington

DV-188787

10/15/2024 10:24 AM Page: 1 of 1

Requested By: STEWART TITLE COMPANY - NV

OFFICIAL RECORD

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Doc #: 188788

10/15/2024 10:24 AM Page: 1 of 7 OFFICIAL RECORD

Requested By: STEWART TITLE COMPANY - NV

Mineral County, NV Cindy Nixon, Recorder - Auditor

Fee: \$37.00 RPTT: \$0.00 Recorded By: dellis

A. P. No. 001-165-08
Escrow No. 2416172 CLB

When recorded mail to:
Tamony C. Golorth and Staci L. Tester
P.O. Box 550
Howthown NV 89415

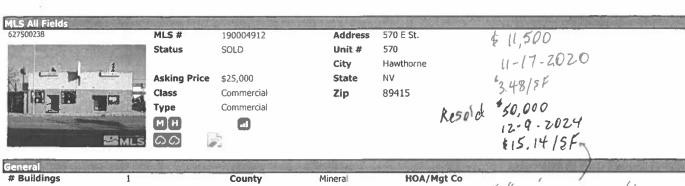
AFFIRMATION PURSUANT TO NRS 111.312(1)(2) AND 239B.030(4)

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

DEED OF TRUST WITH ASSIGNMENT OF RENTS

Detween DOUGLAS & LEE INC., a Nevada corporation, and DOUGLAS TIMMERMAN, Trustee of THE DOUGLAS TIMMERMAN TRUST dated May 10, 2011, herein called "Trustor", whose address is: P.O. Box 100, Hawthorne, NV 89415, STEWART TITLE COMPANY, a Delaware corporation, registered as a foreign corporation in the State of Nevada, herein called "Trustee", and TAMMY C. GOFORTH and STACI L. TEETER, a married couple, as joint tenants with right of survivorship, herein called

LAW OFFICES OF OTTO & JENKINS + 3748 LAKESIDE DRIVE, SUITE 101 + RENO, NEVADA 89509



# Units	2	Parcel #	0116508	Folla	WING Renovation
# Parking	2	Taxes \$	\$1,215.27	Assoc Fee \$	0.00
Stories	Split Level	Zoning Actual	С	CC/R Restrictions	Yes
Gross Square Footage	3,333	Source of Zoning	Assessor	Current Business Name	No business currently
Source of SqFt	Assessor			Current Use	Other (See Remarks)
Price / SqFt	\$3.45			Major Tenants Name	No Tenants
Year Built	1934	Special Assessm	ents and Bonds	0.00	
Acreage	0.090	Annual Financial Information			
Water Rights	No	Assessor 3,303 St	Annual In	come & Expenses	CAP Rate
ADA Compliant	No	2303 56	Gross Sch	eduled Income	APOD Available
Construction	Masonry), /	Annual Va	сапсу	Income Info w/h
City Limits	Inside City Limits		Annual Ex	penses	
Xstreet/Directions	Highway 395		Net Opera	ting Income	
			Annual De	bt Service	
			1		

		Annual Debt Service			
Agent E-mail	n ennifer Scott - 775-772-70 Ferrari-Lund Real Estate Re			Showing Instruction To Show Contact Occupied By Contact Name Contact Phone	s Call Listing Agent Jen Scott 775-772- 7098 Vacant Jennifer Scott 775-772-7098
isting Information Sale/Lease Listing Type Possession Limited Service Listing Special Condition of Sale HUD	For Sale Exclusive Right COE No None	Original Price Days on Market Days On MLS Cumulative DON Cumulative DON Agent Hit Count Client Hit Count	434 4 432 4LS 434	Listing Date Input Date Expiration Date Update Date Status Date Price Date HotSheet Date Off Market Date	4/12/2019 4/14/2019 7:37 PM 3/19/2021 3/19/2021 3/19/2021 3/19/2021 11/17/2020
NO IMAGE	NO IMAGE		NO IMAGE	NO IMAGE	NO IMAGE
NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE	NO IMAGE

190004912 03/12/2025 Page 1 of 2

LOCATION **INCL IN MONTHLY FEES**

RESTROOMS

INTERIOR WALLS

CEILING HEIGHT

FOUNDATION

EXTERIOR

FLOORING

COMMON AREA FACILITIES OTHER FEATURES

Three or More None Alley Access, Display Windows, Fire

Free Standing

None

Sprinkler

Masonry, Paneled, Sheet Rock Basement/Unfinished Masonry Veneer 8 to 10

Carpet, Sheet Vinyl

WINDOWS

UTILITIES

ROOF WIRING **HEATING/COOLING** WATER HEATER

Combo/Varies Pitched 110 Volts, 220 Volts Propane, Wall Heater Propane

Cable, City Sewer, Electricity, Propane, Telephone, City/County Water

LOADING Loading in Front, Loading in Rear **ROLL-UP DOORS** None None

LANDSCAPED **SPRINKLERS** None **ACCESS TYPE Public**

Paved/Concrete **ACCESS ROAD**

DOCUMENTS ON FILE None OWNER(S) MAY SELL Cash **GREEN FEATURES** None

MLS Remarks

Great property right next door to the casino! It used to be a restaurant and bar, but has since been vacated. The roof has been leaking so the inside is in rough shape. Probably would be best to be cleaned out and rebuilt, but it has a lot of potential. The exterior brick is still in good condition.

Extended Remarks

Private Remarks

Sold Information

Selling Agent Jennifer Scott - 775-772-7098

Selling Office 1 Ferrari-Lund Real Estate Reno - Office: 775-688-4000

Selling Agent 2 **Selling Office 2**

This information is deemed reliable, but not guaranteed.

Daniel Leck

dleck64978@aol.com

Daniel A Leck MAI

Closing Date A.43 11/17/2020

3.45

Cash

\$11,500

9/7/2020

190004912

May not be distributed to the public.

03/12/2025

Sold Price

How Sold

Contract Date

Sold Price per SaFt

Page 2 of 2

Property Information 001-165-08 0.1000 Parcel ID Parcel Acreage Assessed Value 47,090 Tax Year 2025 -0.0000 Tax Rate Land Use Group COM Тах Сар High Cap Land Use 400 - General Commercial Tax Cap Returned Zoning C1 Total Tax Fiscal Year \$0.00 Tax District 010 (2025 - 2026)570 E ST HAWTHORNE Site Address **Total Unpaid All Years** \$0.00 010 - HAWTHORNE Neighborhood Pay Taxes Photos & Sketches No Assessor Descriptions Related Names **CURRENT OWNER FOR 2025 (2025 - 2026) CURRENT OWNER FOR 2025 (2025 - 2026)** DOUGLAS TIMMERMAN TRUST Name DOUGLAS & LEE INC P.O. BOX 100 **Mailing Address** P.O. BOX 100 **Mailing Address** HAWTHORNE, NV, 89415 HAWTHORNE, NV, 89415 Status Status Current Current No Personal Property Structure 1 of 1

Structure	1	of	1

Property Type	Description	Style	Total Floor Area	Year Bu
COM	RESTAURANT		3,303	19.
Section 1				
Section Information				

Stories Per Section	Stories Per Building	Area	Effective Age
1	1	3,303	91

Occupancies

Occupancy Group	Occupancy Type	Class	Finished Area
Stores & Commercial Buildings	Restaurant	Wood or Steel Framed Exterior Walls	3,303 Sq. Ft.
Heating, Cooling & Ventilation		Exterior Walls	
Complete HVAC	% of Total Floor Area	Brick with Block Back-up	40 % of Exterior Wall
	2 Climate	Stud Walls-Wood Siding	60 % of Exterior Wall

• Assessments					
Taxable Value	Land	Building	Per. Property		Totals
Residential	0	0		0	
Com / Ind.	31,851	102,690		0	134,5
Agricultural	0	0		0	
Exempt	0	0		0	
Pers. Exempt					
Total	31,851	102,690		0	134,5
Assessed Value	Land	Building	Per. Property		Totals
Residential	0	0		0	
Com / Ind.	11,148	35,942		0	47,0
Agricultural	0	0		0	
Exempt	0	0		0	
Pers. Exempt					
Total	11,148	35,942		0	47,0
	New Land	New C	Const.	Nev	. P.P.
Residential		0	0		
Com / Ind.		0	0		
Agricultural		0	0		
Exempt		0	0		
Totals		0	0		<u></u>
No Billing Information					
4					
Payment History		8-22			

No Taxing Bodies Information

0	Sales	History
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	Document					
Year	#	Document Type	Sale Date	Sold By	Sold To	Pric
2024	188787	GRANT BARGAIN SALE DEED	12/9/2024	TAMMY C. GOFORTH STACI L. TEETERS	TIMMERMAN ETAL	\$50,0
2020	174471	GRANT BARGAIN SALE DEED	11/17/2020	WALRATCHAI & VILAIVAN SAE WONG VILAIVAN SAE WONG	MANDY GLAZIER TAMMY GOFORTH CHRISTOPHER SCHULZ STACI TEETER	\$11,5
1993	153725		12/13/1993			
1993	150649650		5/4/1993			
1993	150423424	DEED (OLD RECORDS)	4/7/1993			
				Show 5 More (11)		

No Genealogy

Disclaimer

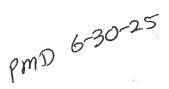
Mineral County presents the information on this web site as a service to the public. We have tried to ensure that the information contained in this electronic document is accurate. Mineral County makes no warranty or guarantee concerning the accuracy or reliability of the content at this site or any other sites to which we link. Determining the accuracy and reliability of this information is the responsibility of the user. Mineral County shall not be liable for errors contained herein or for any damages in connection with the use of the information contained herein. Due to data update schedules the information on this web site may not reflect the most recent changes to property information.

For questions about property assessment information please contact 775-945-3684

RECEIVED

JUL 0 3 2025

Ciate of Nevada Department of Taxation



June 30, 2025

Dear Property Owner and or recorded Party of Interest,

Please Take Notice that according to records available to the City of Reno, you are the owner of or have an interest in a mortgage, deed of trust, or other lien or other interest in one or more of the properties attached. The City intends to conduct a sale of these properties in accordance with the provisions of the attached notice and Nevada Revised Statutes. The sale is being held because the special assessments levied against the subject property have not been paid. Your ownership of or mortgage, deed of trust, other lien or other interest in the property could be adversely affected by the sale. Under Nevada law, deeds to property sold, which are issued after the period of redemption specified in NRS 271.595, convey the entire fee simple title to the property described, and the state law povides authority that it be stripped of all liens and claims except the liens of other special assessments and general taxes. See NRS 271.600.

IMPORTANT PAYMENT INFORMATION

- 1. Payments must be made in immediate funds (i.e. cash or cashier's check).
- 2. To pay current amount due and to remove property from Sale, payments must be received (postmark not accepted) prior to July 22, 2025.
- 3. If payments are made on the "Day of Sale", the "Total Amount Due on Day of Sale" must be received prior to the sale on July 22, 2025.

Total Amount Due prior to July 22, 2025: Total Amount Due on Day of Sale July 22, 2025:

See Attached Notice of Sale See Attached Notice of Sale

Bankruptcy - If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy before the "Day of Sale".

For additional questions or redemption information, please call (775)322-7788.

Respectfully,

City of Reno Finance Department

City of Reno PO Box 849427 Los Angeles CA 90084-9427

Foreclosure Notice of Sale

Nevada Department of Taxation 3850 Arrowhead Drive, 2nd Floor

Carson City, NV 89706-

Certified Mail Number:000034988140

NOTICE OF SALE FOR DELINQUENT ASSESSMENTS

Notice is hereby given that the Deputy City Treasurer of the City of Reno will at the hour of 1:00 p.m. on July 22, 2025 at City Hall, 1 East First Street, 1st Floor, Reno, Nevada, sell the following parcels which are delinquent in the payment of assessments in the City's Special Assessment District Nos. 1999 No. 2, 2002 No. 5, 2011 No. 1, 2013

No. 1, and 2019 No. 1; and to the City of Reno:

Name of Owner	Description of Property	Total Amount Due Prior to 7/22/2025	*Total Amount Due on Date of Sale
RENO CITY CENTER LLC District: 1999 No. 2 (7708)	007-501-10 534 UNIVERSITY WAY	\$800.53	800.53
RENO CITY CENTER LLC District: 1999 No. 2 (7708)	007-501-11 0 N CENTER ST	\$802.60	\$802.60
RENO CITY CENTER LLC District: 1999 No. 2 (7708)	007-501-12 538 UNIVERSITY WAY	\$801.44	\$801.44
RENO CITY CENTER LLC' District: 1999 No. 2 (7708)	007-501-13 102 E 6TH ST	\$842.92	\$842.92
J J'S PIE CO INC District: 2011 No. 2 (7724)	007-245-14 555 W 5TH ST	\$1,128.39	\$3,249.51

^{*} Includes whole amount of unpaid assessment, accrued and delinquent interest to July 22, 2025, penalties and collection costs, including attorney fees.

Each property described above will be sold to satisfy the total amount due thereon as is stated above, to the first person at the sale offering to pay the amount due on that property as is listed above. The sale shall be held, and purchasers at the sale shall receive certificates of sale, as provided in NRS § 271.555 to NRS § 271.575. The sale shall be continued from day to day as provided in NRS §271.555. The property sold is subject to redemption as provided in NRS § 271.595. Pursuant to NRS §271.595(1)(a) the City Council determines that any property that does not otherwise have a permanent residential dwelling unit constructed thereon shall be deemed to have a significant permanent improvement thereon if at the time of the sale the Washoe County Assessor's public records demonstrate that the parcel's "taxable building value" is ten percent (10%) or more of the "taxable land value." If not redeemed as provided in that Section, after expiration of the period of redemption, the Deputy City Treasurer will issue a deed to the property on demand of the certificate holder in the manner provided in NRS §271.595.

The City Council has exercised its option to have the whole amount of the unpaid principal of the assessment be due and payable immediately with respect to the above parcels, as provided in NRS § 271.410. As provided in that section, at any time prior to the date of sale the owner may pay the amount of delinquent installments with accrued interest, all penalties and costs of collection accrued including but not necessarily limited to any attorneys' fees and shall thereupon be restored the right to thereafter pay in installments in the same manner as if default had not been made. A property owner may obtain from the Reno Deputy City Treasurer the amount that he/she-is-required to pay to the City in order to be restored to the right to pay his/her assessments in installments pursuant to NRS § 271.410(2).

For additional information, please call (775) 322-7788. For updated parcel lists, go to www.amgnv.com.

IN WITNESS WHEREOF, I have affixed my signature as of May 21, 2025.

/s/ Vicki Van Buren
Deputy City Treasurer