

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



**Parcel Map for The Wells Living Trust,
UTD Nov. 10, 2016;
Tentative Parcel Map Application
to Washoe County;**

Prepared by:

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VP & Surveying Department Manager
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Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100



February 8, 2023

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

This sheet must accompany the original application and be signed by the Professional Land Surveyor.

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.

- f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) The Title Report should only be included in the one (1) original packet.

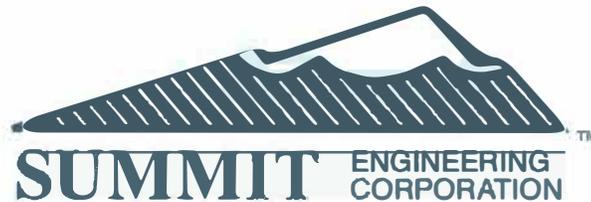
I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.

Professional Land Surveyor



ITEM 2
DEVELOPMENT APPLICATION

Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

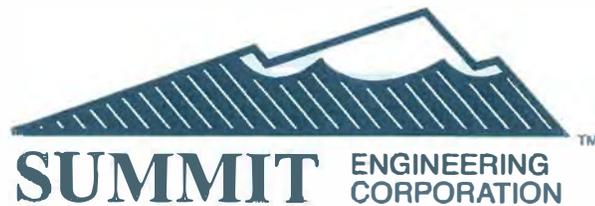
Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: PARCEL MAP FOR THE WELLS LIVING TRUST, UTD NOV. 10, 2016			
Project Description: DIVIDE THE CURRENT PARCEL SUCH THAT A 1.56 ACRE VACANT PARCEL IS CREATED (PARCEL 1) LEAVING A 5.05 ACRE PARCEL (PARCEL 2) WHICH INCLUDES THE EXISTING HOUSE & IMPROVEMENTS. PARCEL 2 IS NOT PROPOSED TO BE FURTHER DIVIDED.			
Project Address: 12265 DARLENE CIRCLE			
Project Area (acres or square feet): 6.61 ACRES			
Project Location (with point of reference to major cross streets AND area locator): PARCEL IS LOCATED NORTH OF DARLENE CIRCLE & WEST OF RAMSEY WAY; NORTHWEST OF SWAN LAKE			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
086-301-14	6.61		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: WELLS LIVING TRUST		Name: SUMMIT ENGINEERING CORP.	
Address: 12265 DARLENE COURT		Address: 5405 MAE ANNE AVENUE	
RENO, NV	Zip: 89506	RENO, NV	Zip: 89523
Phone: 775-771-6485	Fax:	Phone: 775-787-4316	Fax: 747-8559
Email: wellsflyingv@aol.com		Email: ryan@summitnv.com	
Cell: 775-771-6485	Other:	Cell: 775-223-7432	Other:
Contact Person: GERALD (VINCE) WELLS		Contact Person: RYAN COOK, PLS	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS ABOVE		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

ITEM 5
APPLICATION MATERIALS

Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



**5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com**

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

12265 DARLENE CIRCLE

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
086-301-14	220	6.61

2. Please describe the existing conditions, structures, and uses located at the site:

SINGLE FAMILY RESIDENCE (12265 DARLENE CIRCLE) AND VACANT LAND

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.56 ACRES	5.05 ACRES		
Proposed Minimum Lot Width	180'	352'		

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	LDS	LDS		
Proposed Zoning Area	LDS	LDS		

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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6. Utilities:

a. Sewer Service	N/A; PRIVATE SEPTICS
b. Electrical Service/Generator	NV ENERGY
c. Water Service	TMWA

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic	PROPOSED FOR PARCEL 1; EXISTING FOR PARCEL 2		
<input type="checkbox"/> Public system	Provider:		

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	N/A	acre-feet per year	N/A
b. Certificate #	N/A	acre-feet per year	N/A
c. Surface Claim #	N/A	acre-feet per year	N/A
d. Other, #	N/A	acre-feet per year	N/A

a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

PARCEL IS IN TMWA's SERVICE TERRITORY; PER TMWA, 0.75AF OF FISH SPRINGS RANCH WATER WILL BE DEDICATED.
--

10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

NONE - N/A

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

N/A

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

26. How are you providing temporary irrigation to the disturbed area?

N/A

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

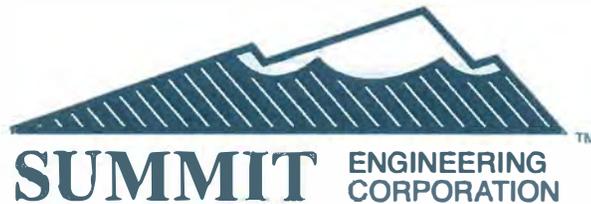
N/A

28. Surveyor:

Name	RYAN COOK, PLS c/o SUMMIT ENGINEERING CORP.
Address	5405 MAE ANNE AVENUE, RENO NV 89523
Phone	775-787-4316 or cell 775-223-7432
Cell	
E-mail	
Fax	775-747-8559 ryan@summitnv.com
Nevada PLS #	15224

ITEM 6
TITLE REPORT

Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com



COMMITMENT FOR TITLE INSURANCE

Transaction Identification Data for reference only:

Issuing Agent: First Centennial Title Company of Nevada
Issuing Office: 1450 Ridgeview Dr, Ste 100, Reno, NV 89519
Issuing Office's ALTA® Registry ID: 1022833
Loan ID No.:
Commitment No.: 22032433-RT-1
Issuing Office File No.: 22032433-RT
Property Address: 12265 Darlene Court, Reno, NV 89506

SCHEDULE A

1. Commitment Date: November 21, 2022 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (06/17/06)
Proposed Insured:
Proposed Policy Amount: \$0.00
 - b. ALTA Loan Policy (06/17/06)
Proposed Insured:
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
The Wells Living Trust, UTD Nov. 10, 2016, Gerald Vincent Wells, Gail Lorraine Wells, Trustees
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

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SCHEDULE A
(Continued)

First Centennial Title of Nevada

Anne Ambrose

Anne Ambrose, Authorized Signatory



[Handwritten Signature]

By: John Wiley, Executive Vice President

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COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **REQUIREMENT:** Prior to the close of escrow this office will require:
A Copy of the Wells Living Trust Agreement, or a Notarized Certificate of Trust, for the trust set forth in the vesting herein.
6. Any rights, interest or claim of parties in possession of the land not disclosed by the public records. A Rent Roll / List of Lessees will be required prior to the close of escrow.
7. The requirement that an Owner's Declaration/Affidavit be completed and supplied for review prior to the issuance of any policy of title insurance.
8. Prior to the issuance of an ALTA Extended form policy of title insurance, an ALTA/NSPS Survey may be required.
9. An inspection will be required prior to the close of escrow. Please notify the Title Department 24 hours prior to closing.

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SCHEDULE B (Continued)

NOTE:

If this Report is issued in contemplation of a Policy of Title Insurance which affords mechanics 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. Signed Indemnity Agreement
- b. Financial Statements
- c. Construction Loan Agreement
- d. 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)
- h. Copies of Waivers and/or Lien Releases from any party that supplied work or materials.

NOTE:

A property inspection will be made prior to recording the Deed of Trust to be insured. If such inspection discloses any evidence of commencement of a work of improvement, the coverage for mechanic's lien insurance will be deleted from the policy, unless all the necessary documents for indemnification have been submitted to the Company, and such indemnification has been formally approved by the Company, and its Underwriter, prior to the close of escrow.

NOTE:

If the intended transaction involves a Construction Loan wherein the Proposed Lender is requesting ALTA Extended Coverage, including Mechanic's Lien Coverage, the ALTA 32 and ALTA 33 Endorsement procedure will be required to be approved for use by the Lender.

NOTE:

Pending disbursement of the loan secured by the mortgage described herein, the Company insures only to the extent of the amount actually disbursed but increases as each disbursement is made in good faith and without knowledge of any defects in, or objections to the title, up to the face amount of the policy. Notwithstanding anything contained herein to the contrary, this policy does not guarantee the completion of the improvements, nor the sufficiency of funds for the completion thereof.

NOTE:

According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows:

None.

NOTE: This is preparatory to the issuance of an ALTA Extended 2006 Lender's Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA POLICY with Endorsements 9.10.06 and 22-06 attached.

There is located on said land a **Single Family Residence** designated as 12265 Darlene Court, Reno, NV.

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SCHEDULE B

(Continued)

NOTE: This is to give you notice that Orange Coast Title Company owns a membership interest in First Centennial Title Company and Orange Coast Title Company also owns Real Advantage Title Insurance Company. This underwriter may be chosen by First Centennial Title Company and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the First Centennial Title Company title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

NOTE: FIRST CENTENNIAL TITLE COMPANY OF NEVADA RESERVES THE RIGHT TO AMEND THIS REPORT AND TO REQUEST FURTHER REQUIREMENTS, AFTER REVIEW OF THE REQUESTED DOCUMENTATION, AT ANY TIME PRIOR TO THE CLOSE OF THE TRANSACTION.

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SCHEDULE B
(Continued)

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. (a) Taxes or assessments 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.
(b) 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.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) water rights, or claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions 1-7 will be omitted on extended coverage policies

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SCHEDULE B

(Continued)

8. General and Special Taxes for the fiscal year 2022-2023, including any secured personal property taxes and any district assessments, a lien due and payable.

Total Tax for this fiscal year:	\$1,770.64
Tax-Cap Abatement Credit:	\$675.50
Total Tax Due for fiscal year:	\$1,095.14
1st ¼ Due by 8/15/2022:	\$282.16, Paid
2nd ¼ Due by 10/3/2022:	\$271.00, Paid
3rd ¼ Due by 1/2/2023:	\$270.99, Unpaid
4th ¼ Due by 3/6/2023:	\$270.99, Unpaid
Assessor's Parcel No.:	086-301-14

Please contact the Washoe County Treasurer's Office at to obtain current amounts due prior to the close of escrow.

9. Except all water, claims or rights to water, in or under said land.
10. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
11. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

Any liens which may be or may become due the Sun Valley General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)673-2220.

Any liens which may be or may become due the Incline Village General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)832-1203.

12. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
13. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Subdivision Tract Map No. 1271, recorded December 28, 1971, as Document No. 230152, Official Records.

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AMERICAN
LAND TITLE
ASSOCIATION



SCHEDULE B

(Continued)

14. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Parcel Map No. 365, recorded January 18, 1977, as Document No. 444560, Official Records.
15. An easement as granted to Sierra Pacific Power Company, a Nevada corporation, to construct, operate and maintain electric power and communication lines and incidental purposes, by instrument recorded 04/01/1994, as Document No. 1782904, in Book 4027, Page 801, Official Records, Washoe County, Nevada.
16. A Declaration of Homestead recorded 09/12/1996, as Document No. 2029731, in Book 4670, Page 824, of Official Records:
Dated: 09/12/1996
Declarant: Gerald V. Wells and Gail L. Wells
17. An Affidavit Conversion of Mobile Home to Real Property, recorded 10/15/2004, as Document No. 3113691, Official Records.
18. A Deed of Trust to secure an original principal amount of \$168,750.00, and any other amounts as therein provided, recorded September 20, 2006, as Document Number 3440637, Official Records, Washoe County, Nevada.

Dated: September 12, 2006
Trustor: Gerald V. Wells and Gail Wells, husband and wife
Trustee: United Title of Nevada
Lender: Wells Fargo Bank, N.A., a National Association organized and existing under the laws of the United States

The terms, covenants, conditions and provisions as contained in an instrument, entitled "Security Interest Holder's Certificate", recorded September 9, 2020, as Document No. 5075031, of Official Records.

Said Deed of Trust has been modified by an instrument recorded 05/11/2021, as Document No. 5178704, of aforesaid records.
19. The effect of a Declaration of Homestead recorded 02/02/2009, as Document No. 3725557, of Official Records:
Dated: 02/02/2009
Declarant: Gerald V. Wells and Gail Wells
20. The effect of a Declaration of Homestead recorded 11/21/2016, as Document No. 4654970, of Official Records:
Dated: 11/10/2016
Declarant: Gerald Vincent Wells and Gail Lorraine Wells

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SCHEDULE B

(Continued)

21. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Record of Survey Map No. 6193, recorded October 14, 2020, as Document No. 5090365, Official Records.
22. Any facts, rights, interests, easements, encroachments or claims which a correct survey would show.
23. Any rights, interest or claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said land, not disclosed by the public records.

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COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

The Land is described as follows:

Lot 3B of Record of Survey Map No. 6193, recorded October 14, 2020 as Document No. 5090365, Official Records.

A parcel of land being all of Lot 3, of BRITTON SUBDIVISION NO. 2, Washoe County, Nevada, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on December 28, 1971, and a portion of Parcel D as shown on Parcel Map #365, Parcel Map for JAMES H. and MARGARET SKAGGS, recorded in the office of the County Recorder of Washoe County, State of Nevada, on January 18, 1977, under Document No. 444560, Official Records, situate within the Southeast Quarter of Section 21, Township 21 North, Range 19 East, MDM, Washoe County, Nevada, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 3 from which the South Quarter corner of said Section 21 bears South 00°17'11" West a distance of 1092.68 feet;
thence along the West boundary of said Lot 3 North 00°17'11" East a distance of 216.76 feet to the Southwest corner of said Parcel D;
thence departing said West boundary and along the West boundary of said Parcel D North 00°17'11" East a distance of 654.49 feet to the Northwest corner of said Parcel D;
thence departing said West boundary and along the North boundary of said Parcel D South 89°20'57" East a distance of 352.29 feet to an angle point on the Easterly boundary of said Parcel D;
thence departing said North boundary and along said Easterly boundary South 00°13'36" West a distance of 301.97 feet to an angle point on said Easterly boundary;
thence South 89°20'57" East a distance of 288.61 feet to a point on the West right-of-way of Ramsey Way;
thence along said West right-of-way South 00°13'36" West a distance of 50.00 feet;
thence departing said Easterly boundary and said West right-of-way North 89°20'57" West a distance of 288.61 feet;
thence South 00°13'36" West a distance of 151.42 feet to an angle point on the Easterly boundary of said Parcel D;
thence along said Easterly boundary South 00°13'36" West a distance of 150.94 feet to an angle point on the South boundary of said Parcel D;
thence departing said Easterly boundary and along said South boundary North 89°22'31" West a distance of 146.79 feet to the Northeast corner of said Lot 3;
thence departing said South boundary and along the East boundary of said Lot 3 South 00°35'56" West a distance of 166.67 feet to a point on the Northwesterly right-of-way of Darlene Court;
thence departing said East boundary and along said Northwesterly right-of-way from a tangent which bears North 89°24'04" West, along a circular curve to the left with a radius of 50.00 feet and a central angle of 90°00'00" an arc length of 78.54 feet to the intersection of the South boundary of said Lot 3;
thence departing said Northwesterly right-of-way and along said South boundary with a non-tangent line North 89°24'04" West a distance of 155.00 feet to the Point of Beginning.

Assessors Parcel No.: 086-301-14

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Assessor's Map Number

086-30

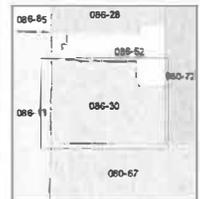
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 50 100 150 200

1 inch = 200 feet



created by: **EMG 11/19/2014**

updated: **SR 10/20/20**

area previously shown on map(s):
080-67 088-29

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data submitted hereon.

**POR. OF SE 1/4 SEC. 21
T21N-R19E**

305

086-305-02
9.53 ac.

086-305-01
9.508 ac.

WAY

POMPE

SALMAN WAY

WAY

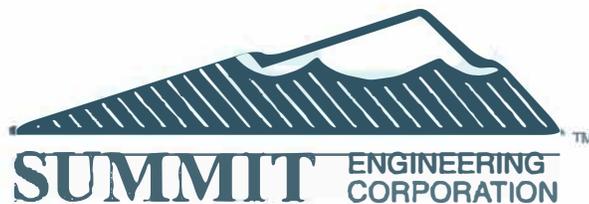
CASEY

COURT

WAY

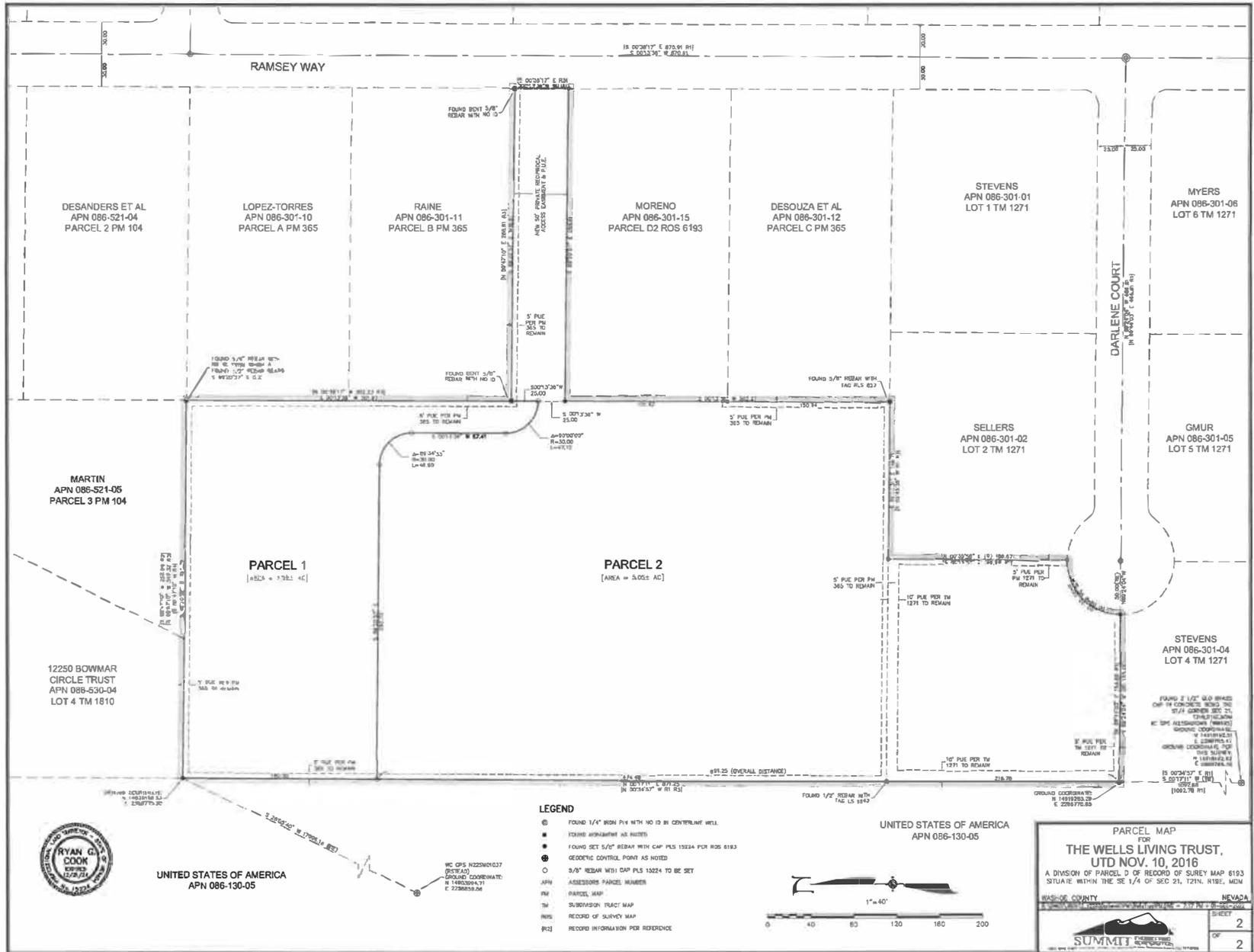
ITEM 7
APPLICATION MAP
(REDUCED 8.5"X11")
(SEE BACK POCKET FOR FULL SIZE)

Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



5405 Mae Anne Ave
Reno, Nv 89523
(775) 747-8550
www.summitnv.com

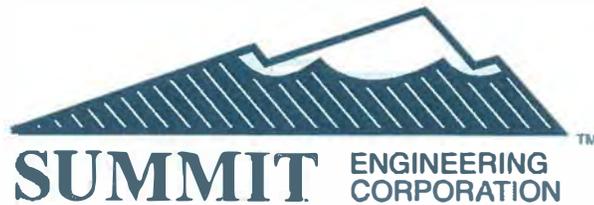
PRELIMINARY; FOR REVIEW PURPOSES



ITEM 8
STREET NAMES

N/A

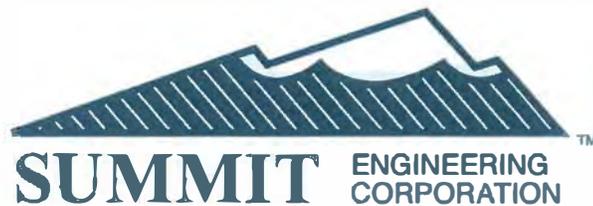
Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



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ITEM 9
SUPPORTING INFORMATION

Tentative Parcel Map for
The Wells Living Trust, UTD Nov. 10, 2016



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