

IN THE SUPREME COURT OF THE STATE OF NEVADA

Electronically Filed
Jun 25 2019 06:35 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

**J.E. JOHNS & ASSOCIATES; A.J.
JOHNSON;**

**Supreme Court Case No.:78086
Dist. Cr. Case No. CV15-00281**

APPELLANTS

VS.

**JOHN LINDBERG; MICHAL LINDBERG,
AND JUDITH LINDBERG,**

RESPONDENTS.

JOINT APPENDIX

VOLUME III

**GLADE L HALL, Esq.
105 Mt. Rose St., Ste. B
Reno, Nv. 89509**

**JOHN D. MOORE, Esq.
MOORE LAW GROUP, PC
3715 Lakeside Drive, Ste. A
Reno, NV 89509**

(775) 324-6447

(775) 336-1600

Attorney for Appellants

Attorney for Respondents

VOLUME ONE

| | | |
|-----|--|-----|
| 1 | Complaint | 1 |
| 2 | First Amended Complaint | 10 |
| 3. | Answer to Complaint | 20 |
| 4. | Answer to First Amended Complaint | 28 |
| 5. | Second Amended Complaint | 33 |
| 6. | Answer of Kincannon, Clement, and Group 1, Inc . To Second Amended Complaint, and Cross Claim | 43 |
| 7. | Answer to Cross Claim (Reynolds) | 61 |
| 8. | Answer to Cross-claim | 67 |
| 9. | Amended Answer to Cross-claim | 71 |
| 10 | Stipulation for Dismissal of Second Amended Complaint (Kincannon, Clement, Group One) | 79 |
| 11. | Stipulation for Dismissal, Cross claim (Kinnannon) | 82 |
| 12. | Stipulation for Dismissal, (Reynolds) | 85 |
| 12. | Findings of Fact, Conclusions of Law and Judgment | 87 |
| 12. | Notice of Entry of Findings, Conclusions and Judgment | 98 |
| 13 | Judgment | 100 |
| 14. | Notice of Entry of Judgment | 102 |
| 15. | Motion to Amend or Alter Judgment | 105 |
| 16. | Opposition to Motion to Alter or Amend Judgment | 116 |

| | | |
|-----|---|-----|
| 17. | Reply to Opposition to Motion to Alter or Amend | 123 |
| 18. | Order | 131 |
| 19. | Transcript of Hearing - Motion to Amend | 140 |
| 20. | Amended Judgment Following Hearing | 159 |
| 21. | Notice of Entry of Amended Judgment | 163 |
| 22. | Notice of Appeal (Johnson, Johns) | 167 |
| 23. | Notice of Appeal (Lindbergs) | 173 |
| 24. | Exhibits: | |
| | #1 Seller's Real Property Disclosure Form | 177 |
| | #2 Listing dated 12-1-12 | 181 |
| | #3 Counteroffer dated 1-4-13 | 183 |
| | #4 Offer and Acceptance Agreement | 184 |
| | #5 Earnest Money Check | 191 |
| | #6 Listing dated 12-1-12 with initials | 192 |
| | #7 Uniform Building Inspection Report | 194 |
| | #8 Well Water Analysis | 203 |
| | #9 Septic System Inspection Report | 206 |
| | #10 Estimate to Repair Barn | 213 |
| | #11 Consulting Estimate | 214 |
| | #12 Email regarding Variance Application | 216 |

| | | |
|-----|--|-----|
| #13 | Receipt for Payment of Variance Apploc. | 219 |
| #14 | Application for Variance | 221 |
| #15 | Surveying Invoice | 223 |
| #16 | Architecture Invoice | 224 |
| #17 | Building Permit Payment | 228 |
| #18 | Building Permitg | 232 |
| #19 | Correction Notice | 233 |
| #20 | Detail for Permit | 234 |
| #21 | Receipt for Payment - Building Permit | 235 |
| #22 | Plan Review Status and Inspection Report | 236 |
| #23 | Email re Septic Variance | 239 |

VOLUME TWO

| | | |
|-----|-------------------------------|-----|
| #24 | Detail for Permit 94-1759 | 241 |
| #25 | Complaint re In-Law Structure | 250 |
| #26 | Detail for Permit 92-0322 | 252 |
| #27 | Detail for Permit 96-3555 | 254 |
| #28 | Emails - Cohen to Washoe Co. | 256 |
| #29 | Receipts for Permit #15-1410 | 261 |
| #30 | Agenda re Variance | 262 |
| #31 | Emails re: Variance | 266 |

| | | |
|------|--|-----|
| #32 | Emails re: RTC Fees and Credits | 268 |
| #33 | Accessory Dwelling Decision and Order | 277 |
| #34. | Check for Permit Charges | 282 |
| #35 | Estimate of Costs to Install Second Septic | 283 |
| #36 | Estimate for Hand Pump Installation | 284 |
| #37 | Check for Hand Pump Installation | 286 |
| #38 | Invoice for Septic Installation | 287 |
| #39 | Checks for Septic Installation | 288 |
| #40 | Invoice for Preconstruction Consulting | 291 |
| #41 | Letter from John Lindberge | 290 |
| #42 | Admin. Review - Packet and Application | 292 |
| #43 | Permit No. 15-1410 | 301 |
| #44 | Plans for Permit 96-3555 | 302 |
| #45 | Moore Law Group Redacted Invoices | 309 |
| #46 | Brohawn Redacted Invoices | 322 |
| #47 | Permit No. 96-3555 and Plans | 326 |
| #48 | Architecture Plans | 337 |
| #49 | Nevada Law and Reference Guide | 340 |

VOLUMETHREE

| | | |
|-----|----------------------|-----|
| #50 | Moore Group Invoices | 508 |
|-----|----------------------|-----|

| | | |
|------|--|-----|
| #51 | Documents Re: December 12, 2012 Offer | 516 |
| #52 | Documents Re: Continuing Education | 530 |
| #53 | Exhibits 19 - 21 A. J. Johnson's Depo. | 573 |
| #54 | Various Property Listings | 577 |
| #55 | Email Correspondence | 587 |
| #56 | Permit History | 593 |
| \$57 | Various Permits | 594 |
| #58 | Exclusive Right to Sell | 600 |
| #59 | Duties Owed by Realtor | 602 |
| #60 | Residential Listing Input Form | 603 |
| #61 | Letter Dated 1-3-13 | 605 |
| #62 | Real Property Disclosure Form | 607 |
| #63 | September 12, 2012, Appraisal | 611 |
| #64 | Portions of Appraisal - 9-12-12 | 634 |
| #65 | Amendment to Escrow | 649 |
| #66 | Commission Instructions | 650 |
| #67 | Title Instructions | 653 |
| #68 | Two Pages from Residential Input Form | 654 |
| #69 | Email with Questions Re: Septic System | 656 |

| | | |
|-----|--|-----|
| #70 | Numerous Emails | 658 |
| #71 | Defendant's Responses to Interrogatories | 684 |
| #72 | Defendant's Responses to Requ. For Prod. | 691 |
| #73 | Defendant's Responses to Requ. For Adm. | 696 |
| #74 | Document Produced by Barry Wardell - Intentionally omitted | |
| #75 | Document Produced by Pamela Molini - Intentionally omitted | |
| #76 | Document Produced by Forest Barbee - Intentionally omitted | |
| #77 | Property Search | 702 |
| #78 | WALK THROUGH AND PROPERTY CONDITION RELEASE | 704 |
| #79 | Additional Waters Documents | 706 |
| #80 | Moore Law Group Invoices | 714 |

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|----------|-----------|
| 2/1/2017 | 01-1718 |

| |
|---|
| Bill To |
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| | | Terms | | Matter |
|------------------------------------|---|----------------|--------|------------|
| | | Due on receipt | | |
| Date | Description | Hours | Rate | Amount |
| 1/9/2017 | Draft discovery responses to the seller's agent's attorney. | 2 | 250.00 | 500.00 |
| 1/9/2017 | [REDACTED] | 0.5 | 250.00 | 125.00 |
| 1/11/2017 | Finalize discovery responses in this matter to JA Johns. | 0.5 | 250.00 | 125.00 |
| 1/11/2017 | Meet with John Lindberg [REDACTED] | 0.5 | 250.00 | 125.00 |
| 1/13/2017 | Attend pre-trial conference in this matter with the Court and opposing counsel. | 0.2 | 250.00 | 50.00 |
| 1/19/2017 | [REDACTED] | 2 | 250.00 | 500.00 |
| 1/20/2017 | Finalize updated discovery disclosures in this matter. | 0.5 | 250.00 | 125.00 |
| 1/24/2017 | Review documents disclosed to date in this matter and outline discovery to take in this matter. | 1 | 250.00 | 250.00 |
| 1/24/2017 | Draft requests for admission to Defendants Reynolds in this matter | 1 | 250.00 | 250.00 |
| 1/26/2017 | Telephone conference with client [REDACTED] | 0.3 | 250.00 | 75.00 |
| 1/30/2017 | Draft settlement conference statement for upcoming settlement conference in this case. | 2 | 250.00 | 500.00 |
| 1/31/2017 | Telephone conference with client [REDACTED] | 0.2 | 250.00 | 50.00 |
| 1/31/2017 | [REDACTED] | | | |
| We appreciate your prompt payment. | | Total | | \$1,735.25 |

| | |
|--------------------|------------|
| Balance Due | \$1,735.25 |
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Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|----------|-----------|
| 4/3/2017 | 03-1752 |

| Bill To |
|---|
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| | | Terms | | Matter |
|-----------|---|----------------|--------|--------|
| | | Due on receipt | | |
| Date | Description | Hours | Rate | Amount |
| 3/6/2017 | Telephone conference with opposing attorney for the seller's agent in this matter seeking to resolve the dispute. | 0.3 | 250.00 | 75.00 |
| 3/10/2017 | Draft correspondence to AJ Johnson's attorney regarding efforts to resolve this matter. | 0.5 | 250.00 | 125.00 |
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Balance Due

\$200.00

LIND 0625

509

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/3/2017 | 06-1818 |

| Bill To |
|---|
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| | | Terms | Matter | |
|------------------------------------|---|----------------|--------|----------|
| | | Due on receipt | | |
| Date | Description | Hours | Rate | Amount |
| 6/5/2017 | Telephone conference with opposing counsel seeking to get this matter re-started for trial. | 0.3 | 250.00 | 75.00 |
| 6/5/2017 | Telephone conference with client [REDACTED] | 0.1 | 250.00 | 25.00 |
| 6/5/2017 | Draft offer of judgment to opposing party in this matter for \$15,000.00. | 0.2 | 250.00 | 50.00 |
| 6/20/2017 | Attend trial setting for today to re-set this matter for trial. | 0.3 | 250.00 | 75.00 |
| We appreciate your prompt payment. | | Total | | \$225.00 |

Balance Due \$225.00

LIND 0626

510

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|----------|-----------|
| 9/1/2017 | 08-1865 |

| Bill To |
|---|
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| | | Terms | Matter | |
|------------------------------------|---------------------------|----------------|--------|---------|
| | | Due on receipt | | |
| Date | Description | Hours | Rate | Amount |
| 8/10/2017 | Draft email to [REDACTED] | 0.3 | 295.00 | 88.50 |
| We appreciate your prompt payment. | | Total | | \$88.50 |

| | |
|-------------|---------|
| Balance Due | \$88.50 |
|-------------|---------|

LIND 0627

511

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|-----------|-----------|
| 10/1/2017 | 09-1880 |

| |
|---|
| Bill To |
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| | | Terms | Matter | |
|------------------------------------|---|----------------|--------|---------|
| | | Due on receipt | | |
| Date | Description | Hours | Rate | Amount |
| 9/5/2017 | Brief telephone conference with client regarding [REDACTED] [REDACTED] | 0.1 | 295.00 | 29.50 |
| We appreciate your prompt payment. | | Total | | \$29.50 |

| | |
|-------------|---------|
| Balance Due | \$29.50 |
|-------------|---------|

LIND 0628

512

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|-----------|-----------|
| 11/1/2017 | 10-1907 |

| |
|---|
| Bill To |
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| | | Terms | | Matter | |
|------------------------------------|----------------------|----------------|--------|----------|--|
| | | Due on receipt | | | |
| Date | Description | Hours | Rate | Amount | |
| 10/26/2017 | Meet with [REDACTED] | 0.5 | 295.00 | 147.50 | |
| We appreciate your prompt payment. | | Total | | \$147.50 | |

| | |
|--------------------|----------|
| Balance Due | \$147.50 |
|--------------------|----------|

LIND 062

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|-----------|-----------|
| 12/1/2017 | 11-1933 |

| |
|---|
| Bill To |
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| | | Terms | | Matter | |
|------------------------------------|---|----------------|--------|----------|--|
| | | Due on receipt | | | |
| Date | Description | Hours | Rate | Amount | |
| 11/14/2017 | Telephone conference with [REDACTED] | 0.5 | 295.00 | 147.50 | |
| 11/20/2017 | Meet with [REDACTED] | 0.5 | 295.00 | 147.50 | |
| 11/21/2017 | Meet again with [REDACTED] | 0.5 | 295.00 | 147.50 | |
| 11/27/2017 | Finalize [REDACTED] | 0.3 | 295.00 | 88.50 | |
| | Subtotal | | | 531.00 | |
| 11/27/2017 | Cost to prepare expert witness report from Sherrie Cartinella | | 625.00 | 625.00 | |
| | Reimbursable Expenses Subtotal | | | 625.00 | |
| | [REDACTED] | | | | |
| We appreciate your prompt payment. | | Total | | \$625.00 | |

| | |
|-------------|----------|
| Balance Due | \$625.00 |
|-------------|----------|

LIND 0630

514

inverted

#6 #4



COUNTER TO COUNTER OFFER



1 Property address 20957 Eaton Drive , Reno, NV
 2 In reference to the counter offer made by Seller, Seller,
 3 dated _____, the following is a Counter to the Counter Offer:
 4 Purchase price to be \$350,000.00
 5 _____
 6 _____
 7 _____
 8 _____
 9 _____
 10 _____
 11 _____
 12 _____
 13 _____
 14 _____
 15 _____
 16 _____
 17 _____
 18 _____
 19 _____
 20 _____
 21 _____
 22 _____
 23 _____
 24 _____
 25 _____
 26 _____
 27 _____
 28 _____
 29 _____

30 All other terms to remain consistent with counter offer.

31
 32 **EXPIRATION:** This offer shall expire unless a copy with Seller's written acceptance is delivered to Buyer or his/her
 33 agent on or before 5 o'clock ☐ AM ☒ PM, on December 10, 2012.

34
 35 Buyer: [Signature] Date: 12-9-12 Time: 0830
 36 Damian Darcel Boeckman

37
 38 Buyer: [Signature] Date: 12-9-12 Time: 0842
 39 Kimberly Lynn Boeckman

SELLER'S ACCEPTANCE, COUNTER TO COUNTER OR REJECTION OF AGREEMENT

42
 43 ☐ **Acceptance of Counter to Counter Offer:** The undersigned Seller accepts this Counter to Counter Offer to
 44 purchase.

45
 46 ☒ **Rejection:** By his signature below, Seller rejects the foregoing Counter to Counter Offer.

47
 48
 49 Seller: _____ Date _____ Time _____

50
 51 Seller: _____ Date _____ Time _____



OFFER AND ACCEPTANCE AGREEMENT RESIDENTIAL PROPERTY



1 RECEIVED FROM Charles, Nancy, Jonathan, Kimberly, Lynn Bonchess
2 hereinafter designated as BUYER, the amount set forth below as EARNEST MONEY DEPOSIT on account of the PURCHASE PRICE
3 OF \$ 300,000.00 DOLLARS, for the real property
4 situated in the City of Carson City, County of Nevada
5 State of Nevada, commonly described as 20957 Kutan Drive Blvd, NV 89521
6 APN: 045337711 (Legal description to be applied in escrow).
7 BUYER ☒ does, ☐ does not intend to occupy the property as a residence
8
9 EARNEST MONEY DEPOSIT Held by ☒ Check, or ☐ Cash \$ 1,000.00
10 payable to Titla Company, held unrevoked until acceptance and then deposited
11 within one (1) business day of acceptance with Titla Company
12 Authorized escrow holder to be selected by ☐ BUYER ☒ SELLER.
13
14 DISPOSITION OF EARNEST MONEY DEPOSIT IN THE EVENT OF DEFAULT
15 In the event BUYER shall default in the performance of this Agreement, SELLER may, subject to any rights of a BROKER herein,
16 retain such portion of the deposit to cover damages sustained, and/or take such actions as deemed appropriate by SELLER to collect such
17 damages. BUYER shall have the right to take such action as deemed appropriate by BUYER to recover such portion of the deposit as may
18 be allowed by law.
19
20 BALANCE OF CASH DOWN PAYMENT (not including closing costs) \$ 29,000.00
21 Source of down payment proceeds
22
23 CASH PURCHASE The BUYER in provide evidence satisfactory to SELLER, of sufficient cash available to complete this purchase
24 within days of written acceptance.
25
26
27 FINANCING TERMS
28 NEW FIRST LOAN PROCEEDS: ☒ Conventional, ☐ FHA, ☐ VA, ☐ Rural, ☐ Private \$ 270,000.00
29 ☒ Fixed Rate for 30 years. Interest not to exceed 4.000 %
30 ☐ Adjustable Rate for years. Initial interest not to exceed % maximum lifetime rate not to exceed %
31 Payment shall include: ☐ Interest only OR ☒ Principal and interest
32
33 NEW SECOND LOAN PROCEEDS: ☐ Conventional, ☐ FHA, ☐ VA, ☐ Rural, ☐ Private \$
34 ☐ Fixed Rate for years. Interest not to exceed %
35 ☐ Adjustable Rate for years. Initial interest not to exceed % maximum lifetime rate not to exceed %
36 Payment shall include: ☐ Interest only OR ☒ Principal and interest
37
38 Taxes and insurance shall be impounded monthly by lender or paid directly by BUYER.
39
40 BUYER to lock loan terms within 10 days of acceptance or BUYER agrees to pay prevailing rates.
41
42 BUYER to pay discount points not to exceed %. SELLER to pay discount points not to exceed %.
43 Any reduction in discount points at closing to be allocated proportionately.
44 Loan origination fee not to exceed % paid by ☐ BUYER, ☒ SELLER.
45 SELLER agrees to pay up to \$ in fees which cannot be paid by the BUYER pursuant to FELA or VA regulation.
46 All remaining loan fees shall be paid as required by law, ordinance and/or regulation.
47 FEE, MIP, VA funding fee, if any, to be ☐ paid in cash, ☐ financed, ☐ paid monthly.
48
49 OTHER (Specify in Additional Terms and Conditions or Financing Addendum): \$
50
51 TOTAL PURCHASE PRICE in the sum of (and including closing costs) \$ 300,000.00
52
53 LOAN APPROVAL: Within five (5) days of acceptance, BUYER agrees to (1) submit a loan application, including all documentation,
54 to a lender of BUYER's choice, (2) authorize ordering of the appraisal and (3) furnish a pre-approval letter to SELLER based upon a
55 standard financial credit report and review of debt to income ratios.
56 This offer is conditioned upon BUYER's ability to deliver to SELLER a letter of loan approval which includes income verification and
57 verification of available funds, subject to acceptable appraisal and lender review of preliminary report from title company within
58 10 days of acceptance. By signing below, BUYER consents to the lender's release of loan status and conditions of approval to the
59 SELLER and Broker.
60 If loan approval is not obtained within said time frame, SELLER reserves the right to terminate this Agreement. Both parties agree to
61 cancel the escrow and have earnest money deposit returned to BUYER less expenses incurred by BUYER.
62
63 CLOSING: Close of escrow to be JANUARY 18, 2012. Unless otherwise agreed upon in writing, close of escrow
64 shall not change from the originally agreed upon closing date. Both parties shall deposit with the authorized escrow holder all funds
65 and instruments necessary to complete the transaction in accordance with the terms herein.

Address 20957 Kutan Drive Blvd, NV 89521 Carson City
 Agent Buyer Seller have read and agree
 Printed with copyright by F&B, Inc. 781711-0000, Carson, Nevada 89502. 2000/05/01/000000
 8/20/12
 8/20/12

ADDITIONAL CONTRACT TERMS

1 **DEFINITIONS** The BUYER includes cooperating Brokers and all Licensees. DAY'S means calendar days unless otherwise specified.
 2 **ACCEPTANCE** means the date on which this Agreement and any other counter offers are fully executed and delivered. DELIVERED
 3 means personally delivered to principals or respective Licensees, transmitted by facsimile machine, Electronic Postmark™, or mailed by
 4 certified mail. In the event of fax transmission, delivery shall be deemed to be complete at the time noted on the confirmation sheet
 5 generated by the sender's fax. In the event of certified mailing, delivery shall be deemed to have been made on the third day following the
 6 date of mailing, evidenced by the postmark on the envelope containing the delivered material. RECEIPT means personally accepted by
 7 the designated recipient or the authorized representative, in the case of personal delivery; accepted by the designated recipient's fax
 8 machine; verification of Electronic Postmark™ or three (3) days following the date of mailing, evidenced by the postmark on the
 9 envelope containing the delivered material, in the case of a certified mailing, not withstanding the date the recipient, or the authorized
 10 representative, actually signs for the certified mailing.

11 **CONDITIONS SATISFIED OR WAIVED IN WRITING** Each condition, contingency, approval and disapproval shall be satisfied
 12 according to its terms unless waived in writing by the benefitting party within the time limits specified, or an extension in writing is
 13 agreed to by the parties to this Agreement shall terminate and all deposits be returned to BUYER less expenses incurred by BUYER to
 14 the date of termination of this transaction. Each party shall diligently pursue the completion of this transaction.

15 **APPRAISAL, BUYER Initial Required**

16 ☒ Included ☐ Waived Appraisal fee to be paid by ☒ BUYER ☐ SELLER. It is expressly agreed,
 17 notwithstanding any other provisions of this contract, the BUYER shall not be obligated to complete the purchase of the property or to
 18 incur any penalty by forfeiture of earnest money deposit at the appraised value of the property (excluding closing costs) is less than the
 19 amount specified as the purchase price. The BUYER shall, however, have the option of proceeding with the consummation of the contract
 20 without regard to the amount of the appraised valuation.

21 **SALE OF OTHER PROPERTY** BUYER must check one of the following:

22 ☒ A. This Agreement is not contingent upon conveyance of BUYER's property
 23 OR
 24 ☐ B. This Agreement is contingent upon conveyance of BUYER's property described as:

25 ☐ in escrow OR which is
 26 ☐ currently listed in an MLS System by a REALTOR®, or will be listed within _____ days of Acceptance.
 27 SELLER ☐ shall OR ☐ shall not have the right to continue to offer this property for sale and accept written offers subject to the
 28 BUYER's rights under this Agreement.
 29 Should SELLER accept such an offer, the Acceptance shall be made subject to BUYER's rights under this Agreement, and written
 30 notice of the resulting acceptance of any such offer shall be immediately delivered to BUYER's Broker.
 31 If BUYER fails to deliver a written waiver of this contingency within _____ hours of the delivery of SELLER's notice to
 32 BUYER or Broker, this Agreement shall terminate, earnest money deposit shall be returned to BUYER, less expenses incurred by
 33 BUYER and escrow shall be terminated.
 34 If BUYER delivers a timely waiver of this contingency, BUYER's earnest money deposit shall be increased to \$_____.
 35 and BUYER shall pay the balance of that increased deposit within _____ hours of the delivery of the waiver.
 36 Concurrent with the written waiver, BUYER must also deliver proof of adequate funds to close escrow and that the financing is
 37 not conditioned upon the sale and/or closing of any property.
 38 If BUYER fails to timely pay the increased deposit, the waiver and proof will be deemed ineffective and this Agreement shall
 39 terminate, and all BUYER's deposits will be refunded, less any expenses incurred by the BUYER.
 40 If "B" is checked above, BUYER shall provide information regarding the listing or escrow on BUYER's property and related
 41 expenses, including, but not limited to, closing date, loan status, inspections and all additional contingencies, within _____ days
 42 of acceptance. BUYER authorizes SELLER or SELLER's Broker to obtain updates on BUYER's listing or escrow. If the escrow
 43 on BUYER's property does not close by _____, this Agreement will terminate unless the BUYER and SELLER otherwise
 44 agree in writing.

45 Should BUYER waive this contingency, all inspections shall be completed within _____ days of the delivery of BUYER's
 46 waiver of this contingency. If this contingency is waived, the close of original escrow date will hold unless otherwise agreed upon
 47 in writing.

48 **SELLER'S REAL PROPERTY DISCLOSURE FORM** The SELLER will provide BUYER, at time of written acceptance, a
 49 completed Seller's Real Property Disclosure Form which, by this reference, shall be incorporated into this Agreement. BUYER shall
 50 return an acknowledged copy to SELLER within four (4) working days of receipt.

51 **DISCLAIMER:** BUYER understands that the above Seller's Real Property Disclosure Form is for disclosure purposes and is not a
 52 substitute for property inspections by experts, including, but not limited to, engineers, geologists, architects, general contractors, specialty
 53 contractors such as roofing contractors and pest control operators. BUYER is urged to retain such experts that are believed appropriate.
 54 BUYER understands and acknowledges the Brokers in the transaction cannot warrant the condition of the property or guarantee all defects
 55 have been disclosed by SELLER. Each party acknowledges Brokers will not be investigating the status of permits, location of property
 56 lines, and/or code compliance.

Address: 2495T Barton Drive Reno, NV 89521 Carson City
 Page 2 of 7 Buyer: LAZ and Seller: ELR have read this page.

RS/SL: (RP)
 R/O: 27

Prepared with REALTOR® by ZEPHYRUS, INC.® (Member NAR, Realtor, Multiple Listing Service) REALTOR®

Realtor

1 VESTED TITLE Title shall vest as designated in Escrow Instructions.

2

3 EXAMINATION OF TITLE In addition to any circumstances referred to herein, BUYER shall take title to the property subject for

4 (1) Read Estate Taxes not yet due, and (2) Easements, Conditions, & Restrictions (CC&Rs), rights of way, and assessments of record, if

5 any, which do not materially affect the value or intended use of the property. Within two (2) business days of acceptance, SELLER

6 shall order a preliminary report from a title company and CC&Rs if applicable, for the property. Within five (5) days from BUYER's

7 receipt of the preliminary report and CC&Rs, all exceptions shall be deemed approved unless written objection is delivered to SELLER's

8 Broker within this five (5) day period. Should BUYER object to any exceptions, SELLER shall use due diligence to remove those

9 exceptions before close of escrow. If those exceptions cannot be removed before close of escrow, BUYER may object to purchase, subject

10 to the existing exceptions or BUYER may elect to terminate all rights and obligations hereunder, and the deposit shall be returned to

11 BUYER, less expenses incurred by BUYER to the date of termination. If SELLER is unwilling or unable to remove such objections,

12 SELLER shall deliver written notification to BUYER's Broker within ten (10) days of receipt of said objections.

13

14 CLOSING COSTS

15 ☐ BUYER ☐ SELLER shall pay for a (Standard) owner's policy of title insurance.

16 ☐ BUYER ☐ SELLER shall pay for a (Standard) lender's policy of title insurance.

17 BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be paid for by

18 ☐ BUYER, ☐ SELLER, ☐ other _____

19 Escrow Fee to be paid by ☐ BUYER, ☐ SELLER, ☐ split equally.

20 Transfer Taxes to be paid by ☐ BUYER, ☐ SELLER, ☐ split equally

21 All remaining closing costs shall be paid in customary manner as required by law, ordinance and/or regulation.

22

23 BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment which has

24 a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall be ☐ paid by SELLER, or

25 ☐ assumed by BUYER, ☐ other _____

26

27 OMISSIONS FROM ESCROW INSTRUCTIONS The omission from escrow instructions of any provision herein shall not

28 preclude any party from enforcing that provision. All representations and warranties shall survive the consummation of the property

29

30 PROVISION Any and all rents, taxes, interest, homeowner association fees, payments on bonds and assessments assumed by

31 BUYER, and other expenses of the property shall be provided as of the date of recordation of the deed. Security deposits, advance rentals,

32 or considerations involving future lease credits shall be certified to BUYER at close of escrow.

33

34 REASSESSMENT OF PROPERTY TAX The BUYER is advised the property may be reassessed upon change of ownership which

35 may result in a tax increase or decrease.

36

37 SYSTEMS AND MAINTENANCE Until possession is delivered, SELLER shall maintain the property in its entirety, including, but

38 not limited to, all existing structures, landscaping, grounds, appliances and systems. SELLER agrees to deliver the property at a neat and

39 clean condition, and remove all debris and personal belongings removed. The following items are specifically excluded from the above:

40 _____

41

42 HOME WARRANTY CONTRACT

43 BUYER Initial Required

44 ☒ Included ☐ Waived

45 ☒ BUYER ☐ SELLER ☐ other _____ A home warranty contract shall be selected by ☐ BUYER, ☐ SELLER and paid for by

46 ☐ BUYER, ☐ SELLER, ☐ other _____ The home warranty contract shall become effective

47 at close of escrow for not less than one year, at a price NOT to exceed \$ 500.00. The Brokers herein have informed both parties

48 that such protection programs are available. Brokers do not approve or endorse any particular program.

49

50 COMMON-INTEREST COMMUNITY DISCLOSURE

51 The property ☐ is ☒ is not located in a Common-Interest Community.

52 If not, complete the following:

53 Association transfer fee to be paid by ☐ BUYER, ☐ SELLER, ☐ other _____ The amount of

54 any delinquent assessments including penalties, attorney's fees, and other charges provided for in the management documents shall be

55 paid current by the SELLER at close of escrow. SELLER must disclose knowledge of upcoming and pending assessments.

56 Existing Assessments levied shall be paid by ☐ BUYER, ☐ SELLER, ☐ other _____

57 Assessments levied, but not yet due, shall be paid by ☐ BUYER, ☐ SELLER, ☐ other _____

58 SELLER to provide BUYER common-interest community documents ("Resale Package") as required by RESA. BUYER to have five (5)

59 days from receipt of Resale Package for review. If the BUYER does not approve the Resale Package then written notice in casual must be

60 given within that same 5 day period.

61

62 AREA RECREATION PRIVILEGES AND RULES If applicable, SELLER shall relinquish, as or before close of escrow,

63 recreation privileges, passes, identification cards or keys for access to common-interest community facilities and general improvements.

64 Upon close of escrow, SELLER agrees to pay replacement charges for identification cards or keys that are not relinquished. BUYER

65 shall become familiar with the current common-interest community facilities and general improvement policies regarding recreation

66 privileges and associated costs prior to close of escrow.

Address: 20957 Eaton Drive, Manassas, VA 20108 City: Manassas

Page 3 of 7 Buyer: [Signature] and Seller: [Signature] have read this page. RESA 65 02/12

7/04 57

Produce this document in duplicate. 15070 Western Ave. Suite 1000 Fairfax, VA 22031

Real Estate

1 OIL AND PROPANE If applicable, any oil or propane existing at time of written acceptance, allowing for normal use up to close of
2 escrow, will be ☐ purchased by BUYER ☐ included in the purchase price. If fuel is purchased by BUYER, SELLER to correct fuel
3 company to maintain existing fuel on tank from five (5) days prior to close of escrow. Fuel credit amount to be submitted to title company
4 for credit to SELLER for remaining fuel.
5
6 PHYSICAL POSSESSION Physical possession of the property, with keys to all property locks, community resident keys, alarms,
7 and garage door opener(s), if applicable, shall be delivered to BUYER ☐ upon recording of the deed or ☐ by separate Agreement.
8
9 VERIFICATION OF INFORMATION Any information relating to square footage, land or its use, and/or improvements of
10 the land are approximate or estimates only, and neither the SELLER nor the Brokers involved make any representations or guarantee
11 regarding the accuracy. Any oral or written representations by SELLER or Brokers regarding age of improvements, size, and square
12 footage of parcel or building, or location of property lines, may not be accurate. Apparent boundary line indicators such as fences,
13 hedges, walls, or other barriers may not represent the true boundary lines. Brokers are not obligated to investigate the status of permits,
14 zoning, or code compliance. BUYER to satisfy any concerns with conditions that are an important or critical element of the purchase
15 decision. BUYER has not received or relied upon any representations by either Brokers or SELLER with respect to the condition of the
16 property which are not contained in this Agreement or in any attachments. The information contained in the Multiple Listing Service,
17 computer or advertisements, and feature sheets pertaining to this property are not warranted or guaranteed by the Brokers. Buyers and/or
18 associations in reporting information, while uncertain, are possible. BUYER shall be responsible for verifying the accuracy of pertinent
19 information. Deposit of all funds necessary to close escrow shall be deemed as final acceptance of the property. SELLER agrees to hold
20 all Brokers in the transaction harmless and to defend and indemnify them from any claim, demand, action or proceedings resulting from
21 any omission or alleged omission by SELLER's statements.
22
23 FIXTURES All items permanently attached to the property as of this date, including, but not limited to, light fixtures, attached
24 floor coverings, draperies, blinds and shades including window hardware, door and window screen(s), storm sash, combination doors,
25 awnings, TV antenna(s), satellite dish, bertha, fire and smoke alarms, built-in pools and spas and related equipment, solar system(s),
26 continuing woodburners, attached fireplace screen(s), electric garage door opener(s) with remote(s), outdoor plants and trees (other than
27 in movable containers), are included in the purchase price, free of liens, EXCLUDING no associated items
28
29
30
31 PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the purchase
32 price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any personal
33 property after close of escrow:
34
35
36 WATER RIGHTS Water rights, if any, to be included with the property unless specifically excluded by deed or mutual agreement.
37
38 WATER METERS The BUYER may be required, at some future date, to incur the costs of installation of water meters and/or
39 conversion to recessed ones.
40
41 WELLS Many factors may affect the performance of a well system. If the property includes a well, BUYER may be required, at some
42 future date, to incur the costs of connecting the residence to a public water system. See Authorization for Release of Water Quality and
43 Water Quantity Testing Results and Information Regarding Private Well and Sepsis System
44
45 ADDITIONAL FEES Some areas may include/impose additional fees or charges for the remediation of water systems.
46
47 SEPTIC SYSTEMS If the property includes a septic system, BUYER may be required, at some future date, to incur the costs of
48 connecting the residence's plumbing to a public sewer system. See Information Regarding Private Well and Sepsis System.
49
50 At close of escrow, BUYER assumes all future costs associated with water meters, wells and septic systems.
51
52 PRIVATE ROADS If the property shares a common road or access driveway or right of way with other property, the SELLER shall
53 disclose the existence of any road maintenance agreement.
54
55 LAND USE REGULATION The BUYER is advised the property may be subject to the authority of the federal government, state,
56 county, Tahoe Regional Planning Agency, city and/or the various courts having jurisdiction. These governmental entities, from time to
57 time, have adopted and revised land use and environmental regulations that may apply to the property, and which, among other things,
58 may restrict new construction, expansion, remodeling and rebuilding of buildings and other improvements. Due to the uncertain effect of
59 land use and environmental regulations that may apply to the property and may affect BUYER's intended use of the property, the Broker
60 makes no representations or warranties regarding the existing permissible uses or future restrictions in the land use regulations.
61
62 ENVIRONMENTAL CONDITIONS The BUYER is advised the property may be located in an area found to have special flood
63 hazard as indicated by FEMA, whether the conditions, flooding temperatures, snow loads, seismic activity and/or water levels. It may be
64 necessary to purchase additional insurance in order to obtain a loan secured by the property from any federally regulated financial
65 institution or a loan insured or guaranteed by an agency of the U.S. Government. For further information, consult your lender,
66 insurance carrier or other appropriate agency.

Address: 30833 Eaton Drive Reno, NV 89521 Carson City
Page 3 of 7 Buyer: BS and Seller: MS have read this page. REARO 5/13
RFA 27
Printed and e-mailed by eDocuSign, 16000 Center Way, Suite 1000, Fremont, CA 94538
DocuSign

1 Seller has agreed, by separate listing agreement, to pay real estate commission for services rendered, at close of escrow.
2 As published in the M.L.S. 2,500 % of the accepted price, or \$
3 shall be paid to the BUYER'S Broker, Coldwell Banker Select Real Estate
4 irrespective of the agency relationship.

5
6 EXPIRATION OF OFFER This offer shall expire unless acceptance, including delivery thereof, to BUYER or to
7 Brandi Herrera on or before 5:00 P.M. on December 3, 2012
8

9 ENTIRE AGREEMENT This document and the documents incorporated and attached contain the entire Agreement of the parties and
10 supersede all prior Agreements or representations with respect to the property which are not expressly set forth herein. This Agreement
11 may be modified only in writing, signed and dated by both parties. Both parties acknowledge that they have not relied on any statements
12 of any real estate Brokers which are not herein expressed.

13
14 BUYER acknowledges having read and approved each of the provisions of this Agreement and agrees to purchase the described property
15 for the price and on the terms and conditions specified.

16
17 DATED 2 DEC 2012 TIME 7:28 P.M.

Representation: The BUYER'S Licensee is:

18 BUYER [Signature]

BUYER'S Licensee Brandi Herrera

19 BUYER [Signature]

BUYER'S Broker Name Brandi Herrera

20 BUYER [Signature]

BUYER's Broker Name Brandi Herrera

21 BUYER [Signature]

BUYER's Broker Name Brandi Herrera

22 BUYER [Signature]

BUYER's Broker Name Brandi Herrera

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61 BUYER [Signature]

BUYER's Broker Name Brandi Herrera

62 BUYER [Signature]

BUYER's Broker Name Brandi Herrera

Address 20557 Eaton Drive Reno, NV 89521

Escrow City

1. *Journal of the American Medical Association*, 1997; 278: 1000-1005.

Damiano Boeckman
 Kimberly L. Boeckman
 108 Dunne Ave.
 Madison City, TN 37101
 615-262-1111
 The Company
 \$1,000.00
 010400004100100
 010400004100100
 Follow your heart
 J. Boeckman
 USAA FEDERAL SAVINGS BANK
 1-800-531-2255 (210) 456-9800
 WWW.USAA.COM
 1777
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DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- Each party for whom the licensee is acting as an agent in the real estate transaction, and
- Each unrepresented party to the real estate transaction, if any.

| | |
|--|--|
| Licensee: The licensee in the real estate transaction is | <u>Brandi Herrera</u> |
| whose license number is | <u>60874</u> . The licensee is acting for [client's name(s)] <u>Damian Darcel Boeckman,</u> |
| <u>Kimberly Lynn Boeckman</u> | who is/are the <input type="checkbox"/> Seller/Landlord; <input checked="" type="checkbox"/> Buyer/Tenant. |
| Broker: The broker is | <u>Rodney Lee</u> , whose |
| company is | <u>Coldwell Banker Select Real Estate</u> |

Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

- Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
- Exercise reasonable skill and care with respect to all parties to the real estate transaction.
- Disclose to each party to the real estate transaction as soon as practicable:
 - Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - Each source from which licensee will receive compensation.
- Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

- Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
- Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
- Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
- Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
- Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
- Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
- Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

Licensee Acting for Both Parties: You understand that the licensee [Signature] may or [Signature] may not, in the future act

for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

| | | | |
|---|-----------------|--------------|-------------------------------|
| I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure. | | | |
| <u>[Signature]</u> | <u>12-23-12</u> | <u>17:15</u> | <u>[Signature]</u> |
| Seller/Landlord | Date | Time | Buyer/Tenant |
| <u>[Signature]</u> | <u>12-23-12</u> | <u>17:15</u> | <u>Damian Darcel Boeckman</u> |
| Seller/Landlord | Date | Time | Buyer/Tenant |
| | | | <u>Kimberly Lynn Boeckman</u> |
| | | | Buyer/Tenant |

Approved Nevada Real Estate Division
Replaces all previous versions

Page 1 of 1

525
Revised 10/25/07

Coldwell Banker 3080 Vista Blvd Sparks, NV 89502
Phone: 775.846-1132.0 Fax:

Brandi Herrera

Boeckman

Produced with ZipForm® by zipLogix, 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.ziplogix.com



COUNTER OFFER



1 Property address 20957 Eaton Drive, Reno, Nev 89521
2 In reference to the offer made by, Damian D. Boeckman and Kimberly L. Boeckman, Buyer,
3 dated December 2, 2012, the following Counter Offer is submitted:

- 4 1. Purchase Price is \$ 390,000.00
5 2. Title Company is First Centennial Title Company - Gloria Grubic
6 3. Limited Costs of Repairs to be \$500.00
7 4. Close of escrow to coincide with close of escrow of Seller's new home.

24 **OTHER TERMS:** All other terms to remain the same.

26 **RIGHT TO ACCEPT OTHER OFFERS:** Seller reserves the right to accept any other offer prior to Buyer's written
27 acceptance of the Counter Offer. Acceptance shall not be effective until a copy of this Counter Offer, dated and signed
28 by Buyer, is received by Seller and/or Jim Johns.

30 **EXPIRATION:** This Counter Offer shall expire unless written acceptance is delivered to Seller or his/her Agent on or
31 before 5:00 ☐ AM ☒ PM, on December 4, 2012.

33 Seller: [Signature] Date: December 3, 2012 Time: _____

35 Seller: [Signature] Date: December 3, 2012 Time: _____

BUYER'S ACCEPTANCE, COUNTER TO COUNTER OFFER OR REJECTION OF AGREEMENT

39 ☐ **Acceptance of Counter Offer:** The undersigned Buyer accepts this Counter Offer to purchase.

41 ☐ **Counter to the Counter Offer:** Buyer signs this Counter Offer subject to a Counter to the Counter Offer
42 dated _____.

44 ☐ **Rejection:** By his signature below, Buyer rejects the foregoing Counter Offer.

46 Buyer: _____ Date: _____ Time: _____

48 Buyer: _____ Date: _____ Time: _____

526



10750 McDermott Freeway
San Antonio, TX 78288

Loan #: 0300842463

08/20/2012

KIMBERLY L BOECKMAN, DAMIAN D BOECKMAN

Loan Type: 30-Year Fixed Rate
Purchase Price: \$270,000.00
Loan Amount: \$243,000.00
Loan-to-Value: 90.000%
Loan amount includes VA Funding fee: ☐ Yes ☒ No

Mailing Address: 108 SIMONE AVE
CARSON CITY, NV 89701

Property County: Carson City
Property State: NEVADA

Loan Purpose: Purchase
Occupancy: Primary Residence
Type of Property: Single Family Detached

Your credit application has been approved*. We are pleased that you have selected USAA Federal Savings Bank (USAA FSB) for your home financing. Your mortgage conditional loan approval is valid for 90 days from August 3, 2012

Some advantages you will enjoy as a certified cash buyer

- **Competitive programs** - As with all USAA FSB products and services, you will receive superior service along with competitive rates and closing costs.
- **Continued service excellence** - After closing, the servicing or day-to-day management of your loan may be sold to a trusted third party service provider. We choose from a few select mortgage servicers based on their customer service and business expertise. While the provider serves you through the life of your mortgage loan, USAA monitors the service they provide to ensure our members receive exceptional service.

Important things to remember

- Your interest rate is not locked and is subject to change. Based on current market rates and the loan amount above, you qualify for a Conventional loan with a total monthly payment of \$ 1,617.50 (principal and interest, taxes and insurance). To have the rate emailed to you on a daily or weekly basis, sign up for rate alerts on usaa.com.
- Please call us if you would like to change your loan amount, term or type of loan. An approved appraisal on the property you intend to purchase will be required prior to finalizing your loan request.
- *This credit pre-approval is based upon confirmation that the information you have submitted to us is accurate. After you decide on a new home, you will need to provide the loan conditions specified on page 2.
- USAA FSB must receive verification there has been no adverse change in your credit or financial status.
- This pre-approval is also subject to your selection of an approved property.

What happens next

- USAA offers real estate assistance when buying or selling a home. If you are not currently working with a real estate agent and would like to learn more about the USAA Movers Advantage® program, please contact a Real Estate Coordinator at 1-800-258-4060 to discuss your relocation needs.
- Once you have executed a purchase contract, we'll need additional information to complete your application. Simply log on to usaa.com and click on My Saved Items to access your Mortgage Loan Pre-Approval. If you prefer, you may call us at the number below. Please have the contact information for your real estate and settlement agents available when you are ready to complete your application. USAA will require a non-refundable Good Faith Deposit to cover the cost related to processing your loan.
- Remember to call a USAA Property and Casualty Insurance representative at 1-800-531-8111 for your Homeowner's Insurance or to inquire about eligibility.

Thank you for your business. We are here to make your home buying experience a pleasant one and welcome your calls.

USAA First Mortgage Origination
Phone: 1 (800) 531-8464
Fax: 1-866-384-8867

Important information

Federal law requires us to obtain, verify, and record your name, address, date of birth, and other information that will allow us to identify you when you open an account and in certain other circumstances.

NMSLR Name: Davis, Grant E

NMSLR ID: 428829

Company Name: USAA Federal Savings Bank

Company ID: 401058



FDIC
INSURED

USAA CCB CLA LETTER
CCBCLA2.USAA 03/13/12

Page 1

DocMagic Rooms
www.docmagic.com

08/20/2012

KIMBERLY L BOECKMAN, DAMIAN D BOECKMAN

Reference: 0300842463

This loan approval is contingent upon the items referred to on the previous pages and also upon USAA FSB's receipt of acceptable documentation of the items continued below.

Income Requirements

- KIMBERLY BOECKMAN to provide a copy of your most recent Leave and Earning Statement (LES).
- DAMIAN BOECKMAN to provide a copy of your most recent Leave and Earning Statement (LES).
- Provide copies of your two most recent pay stubs that show 30 days of income to support the amount stated on the application.

Asset Requirements

- Provide your most recent retirement account statements (include all pages). If these funds are needed for closing or reserves, additionally provide terms of withdrawals. If the funds will be used for down payment or closing costs, receipt of the funds realized from the sale or liquidation of the assets must be verified. If the account allows for withdrawals only in connection with the borrower's employment termination, retirement, or death, the retirement asset should not be entered.
- Provide your most recent account statements covering a one-month period (include all pages) to support the assets stated on the application. For investment accounts, a receipt from the sale or liquidation of the asset must be verified if the funds will be used for the down payment or closing costs. Some deposits may require additional documentation.

Credit Requirements

- Provide legal documents to verify the child support or alimony payments and its terms.

Property Requirements

- KIMBERLY BOECKMAN to provide a copy of your most recent W2 to support the Military Reserve/Guard pay stated on the application.
- DAMIAN BOECKMAN to provide a copy of your most recent W2 to support the Military Reserve/Guard pay stated on the application.
- A change to your approval may occur if the property you select for purchase financing is in an area where home values are declining.
- USAA will order an appraisal to determine the property value.

6119 Ridgeview Ct. Ste 500B
Reno, NV 89519
Business: 775-856-2525
Fax: 775-851-3325
AJ4JJ@aol.com

J.E. JOHNS & ASSOCIATES

Fax

To: Deanne Reynolds

From: A.J. Johnson

Fax: 775-853-8288

Pages: 10

Phone:

Date: 12/3/2012

Re:

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

Please call me after you receive. Thanks. A.J.

DISCLAIMER:

The information contained in this facsimile message is intended for the sole confidential use of the designated recipients and may contain confidential information. If you have received this information in error, any review, dissemination, distribution or copying of this information is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by mail or if electronic, reroute back to the sender. Thank you.

BOARDWALK EDUCATIONAL SYSTEMS

Continuing Education Class:

Environmental Issues

ID# CE2722000RE

Course approved by the Nevada Real Estate Commission for 4 credit hours of Continuing Education for Nevada Real Estate licensees.

Additionally accredited for General

Instructor: Arthur Mann

Boardwalk Educational Systems

7730 Opal Bluff, Reno, NV 89506

775-233-3035 / 775-972-0805 (fax)


The Real Estate Commission neither approves nor endorses any of the forms used in this class with the exception of those prescribed by State or Federal Law.

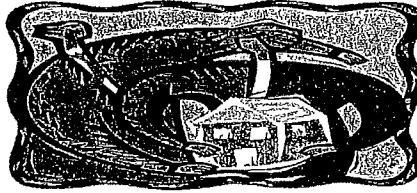


Boardwalk Educational Systems

Environmental Issues

INTRODUCTION

- 
- A. It seems like, with few exceptions, that every real estate publication you read has an article on environmental hazards of some type or nature. Either it's a new law outlining the "Do's & Don'ts", or a discussion of a recent lawsuit involving a real estate agent accused of improper disclosure practices or misrepresentation of material facts regarding a property.
 - B. **DON'T MAKE STATEMENTS ABOUT PROPERTY IF YOU ARE NOT ABSOLUTELY SURE OF THE INFORMATION.**
 - C. **DISCLOSE ALL KNOWN DEFECTS.**



- D. INVESTIGATE QUESTIONABLE INFORMATION.
- E. USE PROPER DISCLOSURE FORMS.
- F. HAVE BUYERS OBTAIN INDEPENDENT INSPECTIONS.
- G. This course will give you the knowledge & tools to fulfill you and your client's obligations for providing required Hazardous Material Disclosures as well as other recommended property inspections and reports from the time of signing the initial Listing Agreement through the consummation of the purchase agreement and signing of the Escrow Instructions in a residential real estate transaction.

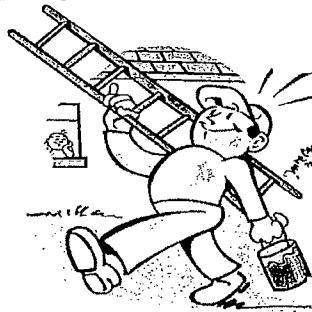
INDEX

- A. Sellers Real Property Transfer Disclosure
- B. Specific Environmental hazard Disclosures
 - Radon
 - Asbestos
 - Lead Base Paint
 - Formaldehyde/Polychlorinated Biphenyl [PCB]
 - Underground fuel Storage tanks
- C. Other Property Disclosures & Recommended Inspections/Tests
 - Earthquake Zone
 - Flood Zone
 - Well/Septic
 - Boundaries



SEMINAR EXHIBITS

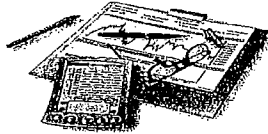
- A. Professional Publishing's - Hazardous Materials Disclosure form
- B. HUD's Home Inspection Disclosure and Lead Based Paint Disclosure Information form
- C. Nevada's Sellers Real Property Disclosure form
- C. Miscellaneous Forms



OBJECTIVES:

1. Identify typical environmental hazards and problems that affect residential real estate transactions throughout the country, and specifically in your area.
2. Describe how to locate and screen qualified environmental professionals in your area.
3. Given local, state and federal laws, identify any property transfer disclosure or testing requirements regarding environmental hazards in residential property.

SELLER'S REAL PROPERTY DISCLOSURE



1. Effective January 1, 1996, Chapter 113 of the Nevada Revised Statutes was amended by an act [Assembly Bill No. 476] regarding the sale of real property addressing the seller's obligation to execute the Nevada Real Estate Commission's approved "Seller's Real Property Disclosure Form" when selling certain residential properties. The law was additionally amended October 1, 1997. The Office of the Attorney General, State of Nevada, addressed the law in a 4-page publication wherein a significant number of questions were posed and answered.

Objectives cont'd:

SELLER'S REAL PROPERTY DISCLOSURE II

2. The new law consists of:

- a. Requirement for sellers of residential property (defined as any land in the State of Nevada which has not less than one, nor more than four, dwelling units affixed to it for purposes of one or more persons to occupy as a resident) to disclose **defective** conditions of the property that materially affects the value or use of residential property in an adverse manner.

SELLER'S REAL PROPERTY DISCLOSURE III

- B. Requires a "Disclosure Form" to be prepared by the seller and given to prospective buyers, wherein it provides for:
1. An evaluation of the condition of any electrical, heating, cooling, plumbing, and sewer system on the property.
 2. Setting forth the condition of any other aspects of the property, which affect the use or value.
 3. A statement that the seller is not required disclosing a defect in residential property of which the seller is not aware.
 4. A statement disclosing the fact that the form does not constitute an express or implied warranty regarding any condition of the residential property. A statement advising:
 - a. The buyer of residential property that they may waive any of their rights under portions of the law. This waiver will only be effective if it is made in written form signed by the buyer and notarized.
 - b. The buyer that knows that the disclosures in the disclosure form are being made by the seller and not the seller's agent, and that the form may be revealed to any purchasers or potential purchasers of the residential property.

- a. An evaluation of the condition of any electrical, heating, cooling, plumbing and sewer system on the property.
- b. Setting forth the condition of any other aspects of the property, which affect the use or value.
- c. A statement that the seller is not required disclosing a defect in residential property of which the seller is not aware.

- d. A statement disclosing the fact that the form does not constitute an express or implied warranty regarding any condition of the residential property.
- e. A statement advising:
The buyer of residential property that they may waive any of their rights under portions of the law.

- This waiver will only be effective if it is made in written form and signed by the buyer and notarized.
 - ii) The buyer that knows that the disclosures in the disclosure form are being made by the seller and not the seller's agent, and that the form may be revealed to any purchasers or potential purchasers of the residential property.
3. Establish delivery time for disclosure information.
- a. At least 10 days before residential property is conveyed to a buyer:
 - b. The seller shall complete a disclosure form regarding the residential property; and
 - c. The seller or seller's agent shall "serve" the buyer or buyer's agent with the completed disclosure form. Service of a document is satisfied when personal delivery to the person being served has occurred; or three days after the document is mailed, postage prepaid, to the person being served at his or her last known address.

4. The seller or seller's agent must disclose to the buyer or buyer's agent, before the close of escrow or conveyance of the property.
 - a) Any defect not disclosed on the form; or
 - b) A prior disclosed defect, which has become worse.
5. If, before the close of escrow or conveyance of the property, a defect is disclosed to the buyer or the buyer's agent by the seller or the seller's agent through the disclosure form or other written notice that was not disclosed in the purchase agreement and if the seller does not agree to repair or replace the defect, the purchaser may:
 - a) Rescind the agreement to purchase at any time before the close of escrow or conveyance of the property. To be effective the rescission of the agreement must be in writing, notarized and served not later than 4 working days after the date on which the date on which the buyer is informed of the defect; or
 - b) Close escrow and accept the property with the defect as revealed by the seller or his agent without further recourse.

6. The law does not address buyer's acceptance of defects disclosed in the form unless made a part of the purchase agreement.
7. If a seller or seller's agent fails to serve a completed disclosure form on a buyer the buyer may rescind the purchase agreement without penalty.
8. Establish remedies for delayed disclosure or nondisclosure of defects. If a seller conveys residential property without complying with the requirements of the law, or otherwise provides the buyer or buyer's agent with written notice of all defects of which the seller is aware, and there is a defect in the property of which the seller was aware before the conveyance of the property the buyer is entitled to recover from the seller three times the amount necessary to repair or replace the defect part of the property. The buyer can also recover court costs and reasonable attorney fees. A law suit must be commenced not later than one year after the buyer discovers, or reasonably should have discovered the defect, or two years after the close of escrow or conveyance of the property, whichever occurs later.
9. A buyer may not recover damages from a seller for an error or omission in the disclosure form that was caused by the seller's reliance upon information provided the seller by:

- i. An officer or employee of the State of Nevada or political subdivision in the ordinary course of his or her duties; or
- ii. A contractor, engineer, land surveyor or certified inspector or pesticide applicator licensed in Nevada.

10. A buyer may waive his or her rights to receive the disclosure form, but this waiver is only effective if it is made in a written document that is signed by the purchaser and notarized.

B. SPECIFIC ENVIRONMENTAL HAZARD DISCLOSURES

Environmental concerns have an impact on sellers, buyers, lending institutions, landlords, tenants, and lastly REAL ESTATE AGENTS, who may be held liable for the failure to disclose known environmental problems associated with the property being sold, or who negligently fail to disclose "readily discoverable" environmental contamination. It must be noted though, that the greatest threat of liability lies with buyers, sellers, and lenders. The single most important environmental law affecting real estate transactions is the Comprehensive Environmental Response Compensation and Liability Act [CERCLA] commonly referred to as the Superfund law enacted in 1980 to facilitate cleanup of hazardous substances and to hold potentially responsible parties ["PRPs"] liable for the costs. CERCLA [Section 107] (a) identifies four classes of responsible parties:

1. Present owners and operators of site.
2. Past owners and operators of a site [if they owned or operated the site at the time hazardous substances came to be located on the site.]
3. Persons who arranged for the hazardous substance disposal at the site; and
4. Generators of the hazardous substance found at the site.

A responsible party's liability is strict, joint severe and retroactive.
FOR FURTHER INFORMATION CALL THE NATIONAL HOTLINE
1-800-426-4791

Depending on the age of the improvements to a property, various materials were used in the construction and may contain materials that have been or may in the future is determined to be toxic, hazardous or undesirable, and may need to be specially addressed when selling a property.

Secondly, a seller and the agent for the seller must address toxic and/or hazardous waste materials that may be a natural phenomenon or man made, such as the use of underground fuel storage containers.

1. **Radon Gas (SECOND ONLY TO SMOKING AS A CAUSE OF LUNG CANCER).**

Radon is a colorless, odorless, tasteless radioactive gas that comes from the natural breakdown of uranium and can be found in most rocks and soil. Outdoors it is harmless to people. Indoors however, it can accumulate and build up to dangerous levels. The amount of radon in a home depends on the home construction and the concentration of radon in the soil beneath it. A lot of the variations in radon levels has to do with the "air-tightness" of a house. The more energy efficient a home is. The more likely it will have high radon levels. The average house has one complete air exchange every six to seven hours; that is, about four times a day all the air from inside the house is exchanged with outside air. Nearly 1 out of every 15 homes in the U.S. is estimated to have elevated radon levels. It follows then that the tighter the house is constructed, the more likely it is that the air exchange will come from beneath the house from the air over the soil, which may contain high levels of radon gas. **The EPA recommends that sellers test their homes before placing them on the market for sale and, if necessary, lower the radon levels.** Save the test results and steps taken to remedy any problems and disclose to buyer ... this could be a positive selling point. There are two general ways to test for radon:

- a. LONG TERM TESTS require a minimum of 90 days, the longer the better. A long term test will provide a more accurate evaluation of the home's year-round average of radon levels. When long term test results are 4pci/L or higher, EPA recommends corrective action.
- b. SHORT TERM TESTS call for a 2 day to 90 day testing period depending on the testing device used (passive... do not need power to function and are generally inexpensive and are available in hardware stores, etc. VS - active. .. require operation by trained testers and continual monitoring).

Because radon levels tend to vary from day to day and season to season, a short term test is less likely to represent the year-round radon level.

The average cost for a contractor to lower radon levels in a home is about \$1,200, although this can range from \$500 to about \$2,500 depending on how the home was constructed.

**FOR TESTING PROCEDURES AND
LABOARATORY ANALYSIS, A SELLER
SHOULD CONTACT THE NEVADA DIVISION OF
HEALTH, RADIOLOGICAL SECTION AT
(775) 687-5494 OR THE NATIONAL HOT LINE:
1-800-SOS RADON.**

2. **Asbestos.** In 1988 a random survey by the EPA found asbestos in approximately 20% of the buildings surveyed. The United States Environmental Protection Agency (EPA) has indicated that there may be the presence of asbestos in certain types of sprayed "cottage cheese" ceiling and other building materials used in the construction of homes prior to the use of these materials being banned during the years of 1977 and 1979. **A building constructed prior to 1979 becomes a "RED FLAG" property and should be checked for the presence of asbestos. There is no safe level of asbestos exposure.** It is fibrous material that has been used as construction material because it is a good fire retardant and efficient insulator. Some of the building components include fire proofing, air duct insulation, acoustical tiles, spray on acoustic materials, linoleum, floor tiles and plaster. When inhaled, asbestos can cause asbestosis (a fibrosis scarring in the lung) lung cancer, and mesothelioma (a cancer of the chest cavity). Asbestos or asbestos carrying material (ACM) can be classified into general categories:

- a. **"FRIABLE"** products that can easily crumble, such as in ceiling tiles and sprayed ceiling (cottage cheese 1945-1978). This is considered the most dangerous because the particles easily become airborne. Activities that can cause a contamination include routine cleaning, household repair and maintenance. Renovation, air conditioning systems, and normal improvement deterioration.
- b. **"NON-FRIABLE"** products are normally found in bonding agents such as cement and plastic materials, which prevent the release of the asbestos into the air. It is important however, that physical alterations don't occur by sanding or drilling, etc.

Removal of asbestos should be done by experienced individuals who have trained in such removal techniques. Projects involving more than 230 square feet or 160 linear feet of asbestos carrying materials require notification to the EPA regional office. On July 20, 1990 the Occupational Safety and Health Administration (OSHA) proposed new standards that would only exempt repair or removal of asbestos on pipes of less than 21 linear feet. and repair and removal of an asbestos panel of less than 9 sq. ft. Experts believe that if the material is in good condition and in an area where it is not likely to be disturbed, the asbestos-containing material should be left in place.

FOR TESTING PROCEDURES AND LABORATORY ANALYSIS A SELLER SHOULD CONTACT CONSUMER PROTECTION SAFETY COMMISSION. WASHINGTON, DC

20000207

[800] 638-2772 OR 1-202-554-1404.

Lead-Based Paint and/or Lead Based Paint Hazards in Housing

3. Lead affects virtually every system of the body. While it is harmful to individuals of all ages, lead exposure can be especially damaging to children, fetuses, and women of childbearing age. Approximately 1.7 million children under the age of 6 have blood-lead levels high enough to raise health concerns. Studies suggest that lead exposure from deteriorated residential lead-based paint, contaminated soil, and lead in dust are among the major existing sources of lead exposure among children in the United States. **The Residential lead-Based Paint Hazard Reduction Act of 1992 directed EPA and HUD to jointly issue regulations requiring disclosure of known lead-based paint and/or lead-based paint hazards by persons selling or leasing housing constructed before the phase out of residential lead-based paint use in 1978.** EPA and HUD estimate that 83% of privately owned housing units built in the United States before 1980 contain some lead-based paint.

- a) Under the authority of the 1992 Act EPA and HUD established the following requirements, which became effective December 6, 1996 (September 3, 1996, for multiple residential property owners).
- i. Sellers and lessors of most residential housing built before 1978 must disclose the presence of known lead-based paint and/or lead-based paint hazards in the housing;

COVERED PROPERTIES

- (A) Private Housing
- (B) Public Housing
- (C) Federally owned Housing
- (D) Housing receiving federal assistance

EXEMPT PROPERTIES

- (A) Zero-bedroom dwellings.
- (B) Housing for the elderly or disabled (unless occupied by a child under 6).
- (C) Property sold at foreclosure.
- (D) Rental property that has had no lead-based paint.
- (E) Property leased for 100 days or less.
- (F) Leased properties for which disclosure has already occurred and no new facts are known.

3. Sellers and lessors must provide purchasers and lessees with any available records or reports pertaining to the presence of lead-based paint and/or lead-based paint hazards.

4. Sellers must provide purchasers with a 10 day opportunity to conduct risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before the purchaser is obligated under any purchase contract, "If the potential purchaser makes an offer before the requisite disclosures are provided, the seller may not accept that offer until the disclosures activities are completed and the potential purchaser has had an opportunity to review the information and consider whether to amend the offer prior to, becoming obligated under the contract," so says NAR. Both the federal law and regulations expressly provide that non-compliance can't be used to void or nullify the contract after ratification and can't void any transfer of real estate (the same is applicable for leases):

- a. Any evaluation is a buyer's option, like home inspections, (buyer usually pays for test but can negotiate to have seller pay) and
- b. The time period can be shortened, extended, or waived only by mutual agreement.

THERE IS NO REQUIREMENT TO REMOVE OR
ABATE LEAD IN THE DWELLING IF
TESTING IS POSITIVE

Although HUD requirements are more
restrictive on insured FHA mortgage loans

5. Sales & leasing contracts must include certain disclosures and acknowledgment language and address each party's rights if lead is found.
6. **Agents must ensure compliance with these requirements.** Licensees will not be held liable for seller's non-disclosure if the licensee has informed the seller or lesser of their obligations to disclose, nor will they be held liable for the failure to disclose to a buyer or lessee the presence of lead-based paint and/or lead-based paint hazards known by seller or lesser but not disclosed to the licensee.

Penalties for Noncompliance

- a. Civil penalties of up to \$10,000 for each violation may be imposed by EPA or HUD. In addition, the **seller or agents involved can be held liable to the buyer for three times the amount of actual damages incurred by reason of the failure to disclose.** The buyer can also recover attorney fees and costs. It is important therefore, that you take care to comply with provisions of the law.

- b. The real estate broker must keep the disclosure and acknowledgment statement for three years.
- c. Additional seller and lesser disclosure requirements for multi-family properties are:
 - 1) Disclosure of unit-specific and common-area information, and records of lead evaluation of entire property if testing has already been performed;
 - 2) Lead inspections and lead risk assessment. **BUYERS BROKERS WHO ARE COMPENSATED SOLELY BY THE BUYER ARE EXEMPT FROM THE REGULATION.**

Formaldehyde/Polychlorinated Biohenyis [PCB]

- A. Formaldehyde is a colorless, gaseous chemical compound that was used for home insulation until the early 1980's. The most likely source is adhesives in pressed board siding and other pressed wood materials, such as kitchen cabinets & furniture, and insulation. Before information was available regarding it's hazards it was a popular practice to "blow-in" insulation containing formaldehyde in older home's exterior walls. Health risks to humans are not known, but cancer has been found in animals, which have been exposed to the chemical compound.
- B. Gaseous emissions decrease over the first few [two to three] years and experts say that older urea-formaldehyde building materials probably do not account for a significant percentage of emissions today.
- C. PCB is used in electrical equipment such as transformers, hydraulic systems, as well as other electrical equipment and is considered a toxic waste. The EPA states that it may adversely affect our reproductive system and be a factor in tumor development, and could be disastrous if introduced into the human food chain.

Underground storage fuel tanks (UST)

- 5. The presence of a UST on a property being listed should be a "RED FLAG" to the licensee, and a seller must disclose its existence. A storage tank is defined as being under ground if 10% of its volume (including piping) is below the surface and stores regulated substances (gasoline, petroleum products, and other hazardous liquids - over 700 chemicals defined under the Resource Conservation and Recovery Act (RCRA)).

General Data

1. Some recent estimates indicate that between 3 and 5 million tanks today fall under this definition.
2. Two of the Exempted UST's from federal regulation and most state regulations regarding their active use are tanks that:
 - a) Farm or residential with a capacity of not more than 1,100 gallons used to store motor fuel for non-commercial purposes.

3. Tanks 20 years or older are very likely to leak; and
4. Although nobody knows for certain, some experts have estimated that nationally over 40% of all UST's are discharging hazardous liquids into our soil and ground water as a result of:
 - A) Corrosiveness of the soil;
 - B) Stresses; and
 - C) Faulty construction and/or installation

Determining The Presence of a UST

1. An owner may personally determine whether there are abandoned under ground storage tanks on the property by:
 - a) Asking prior owners and contractors/operators if they know of any active or abandoned UST's.
 - b) Walking the property looking for:

1. Fill pipes, vent lines protruding from or flush with ground usually 2 to 2 1/2 inches in diameter that are capped or have a 180 degree bend at the top;
2. Oil spots on the ground or areas that are dark brown to black where vegetation will not grow;
3. Holes, two to three inches in diameter, in garage floors set so that fluids can flow into them (sumps);
4. Evidence of extensive paint or chemical storage facilities; and/or
5. Odors of fumes.

Hire a consultant to perform environmental studies and will usually be conducted in two Phases:

V. Phase I Assessment

- A) A preliminary study of the property which in most circumstances will include:
 - i) A Physical inspection of the property;
 - ii) A review and history of use;
 - iii) An examination of records;
 - iv) Possible a preliminary soil sampling.

- B) In depth investigation of federal and state environmental records of registered underground tanks (requires a filing of a Freedom of Information Act (FOIA) request; and)
- i) Title examination;
 - ii) Review of aerial photographs; and
 - iii) Research of known prior uses of the property.

- C) Determination of a tank's contents can be taken by an environmental professional and analyzed in a lab. The time and cost, depending on the number of chemicals being analyzed, can take a few days to a few weeks, or months, and range from \$100 to \$1,200.
- D) A tank tightness test can be taken, which requires filling the tank with a liquid and taking reading on regular intervals (i.e., hourly). The cost is approximately \$400 to \$500. The cost of removing a leaking underground storage tank [LUST] and remediation the contaminated soil by licensed engineers can exceed \$1,000,000 according to government and of other industry sources.

VI. Phase II Assessment

- A) A consultant will take soil samples at various locations and at different depths to determine the extent of contamination. Ground water tests will also be taken to establish possible contamination.
- B) The EPA has issued regulations for UST systems, and required under the Resources Conservation and Recovery Act, for all hazardous substances defined under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

- C) The State of Nevada has a Petroleum Fund [the "fund"], which was initially implemented in 1989 by the State Legislature to assist owners and operators of regulated underground petroleum storage tanks to meet federal standards. The fund provides reimbursement to qualified storage tank owners/operators for assessment/remediation costs [exceeding set deductible and co-payment amounts] associated with petroleum releases. Costs associated with work performed voluntarily by owner/operator i.e. tank testing, upgrading or removal operations are not reimbursable from the fund. All payments from the fund must be approved by the State Board to Review Claims (the "board"). The fund allows voluntary enrollment of non-regulated petroleum tanks [i.e. above-ground tanks less than 30,000 gallons and farm/residential tanks less than 1,100 gallons] and automatically covers releases from heating oil tanks used for consumption on the site. The fund is presently supported by a \$.0075 per gallon on petroleum products and a yearly \$100 tank enrollment fee. In order to qualify for reimbursement the UST system must have been enrolled in the Petroleum Fund at the time of release discovery (with the exception of heating oil tanks), and assessment/remediation costs must total at least \$5,000 (for \$250 for heating oil tanks less than or equal to 1,100 gallons). A CEM must be employed if the owner/operator chooses to hire an outside contractor to perform assessment remediation activities.

**FOR FURTHER INFORMATION CONTACT THE DEPARTMENT OF
CONSERVATION AND NATURAL RESOURCES, DIVISION OF
ENVIRONMENTAL PROTECTION [UST/IUST/CLAIMS] STAFF AT
[775] 687-4670, EXTENSION #3155.**

OTHER PROPERTY DISCLOSURES & RECOMMENDED INSPECTIONS/TESTS

1. Earthquake Zones

Buyers should be made aware that the State of Nevada lies within one of the most active regions in the United States and that the potential for property damage exists. Along with California & Alaska, Nevada ranks in the top three states subject to most large earthquakes over the past 150 years. Although earthquakes don't occur at regular intervals, the average frequency of earthquakes of magnitude 6 or greater has been about every ten years in Nevada and every 27 years for those of a magnitude of 7 or more. (Note Genoa's exposed fault) "Special Study" zone maps defining fault lines and proximity's of properties within 50 ft. of same are available from some local government offices [i.e. planning or building departments] as well as the United States Geological Services office in Washington, D.C.

2. Flood Zones

The fact that a property is within a flood hazard zone, as designated by FEMA, must be disclosed to a buyer. And although it is quite common for real estate brokers not to have current flood hazard maps in their offices it does lessen a licensee's duty to conduct a reasonable research of the site data to determine the current status. It is a material fact current maps are readily available at most county planning and building departments. If a subject property is situated in a "Special Flood Hazard Area" as set forth on a Federal Emergency Management Agency's [FEMA] "Flood Insurance Rate Map" or "Flood Hazard Boundary Map" [FHBM] lending regulations provides that, as a condition of obtaining financing on most structures, the buyer must obtain flood insurance on the property or it's attachments. This requirement was mandated by the HUD National Insurance Program on March 1, 1976.

3. **Well/septic Inspections and tests**

If a subject property in a real estate transaction has a private well and/or sewage disposal system, a licensee should recommend a test of both, regardless of existing government ordinances or lender requirements. In many transactions these are usually requested by the buyer, and unfortunately they are not usually addressed until the lender's underwriter makes a demand, just prior to funding, that they be performed as a condition for the loan.

a) **The well test should be conducted by a licensed well driller and consist of :**

- i) A capacity test to determine the CURRENT gallons per/minute flow [GPM]. According to Michael D. Buschelman, R.I.S., Buyer would be well advised to perform a capacity test because of the ever-changing strata affecting the underground water flows. "Today YOU have a GUSHER and tomorrow maybe a trickle".
- ii) A **POTABILITY** test by a laboratory to detect the presence of bacterial contamination and chemical makeup.

- iii) Radon can seep into well water [more likely in private water sources]. While radon can get into homes through the water, it is important to test the home prior to testing a well. If high levels are found in the home that has a well a property owner should contact:

**SAFE DRINKING WATER HOTLINE at
1-800- 426-4791**

- A septic system engineer should inspect the tank for size & properly working components and advise whether it requires conditions that must be met in the sale and transfer of a subject property such as:

4. Government/Lender Real Property transfer requirements. A licensee should be familiar with the recent local ordinances and state regulations, as well as lender requirements concerning required conditions that must be met in the sale and transfer of a subject property such as:

a) Illegal additions to homes are a very common problem. Many are built without permits, and quite often the electrical, plumbing, and other elements are not safe or installed to code. These types of additions are "**RED FLAGS**".

- b) **An assessor's measurement of square footage taken for tax purposes does not legitimize an un-permitted addition or property improvement that was constructed without permits.** City and county building department records may not coincide with the assessor's records. **If a discrepancy exists between the recorded building records and the assessor's then it is a licensee's reasonable duty to question the discrepancy and disclose it.**

GENERAL DISCLOSURES & INSPECTION

1. Home Inspections:

A) Nationwide "Home Inspections" are being recognized as the primary property inspection to be conducted in residential real estate sales transactions.

B) Effective May 23, 1996, HUD required that the following disclosure be provided a buyer/borrower as a pre-condition for obtaining an FHA insured loan:

NOTICE TO PURCHASER

(The importance of a Home Inspection)

HUD DOES NOT WARRANT THE CONDITION OF A PROPERTY. It is important for you to have a home inspection performed on the property you wish to purchase in order to identify any possible defects. Up to \$200 of the cost to perform the inspection may be financed into your mortgage. Names of home inspection companies can be found in the yellow pages of your telephone directory under the heading "Home Inspection Services".

Date: _____

Signature(s): _____

- C. At least one Home Warranty company is now offering to indemnify a licensee against loss up to the amount of his/her "Errors & Omissions" insurance deductibility if a buyer has been advised to obtain a Home Inspection Report, and later sues for damages as a result of a failed property component insured under the Home Warranty.
- D. The Nevada Legislature has called for the licensing of Home Inspectors: AB 165. ~, NRS645D. effective. 10/97 caused. Inspectors to be certified. Many of the preprinted purchase agreement forms state that property inspections must be conducted by certified inspectors.

Pest Control Inspections

Although it is highly recommended that a seller obtain an inspection when listing the property, in most real estate sales transactions this becomes a responsibility of the buyer to request or require one as a condition of sale.

**AN AGENT SHOULD NEVER ADVISE A
CLIENT THAT ONE IS NOT NECESSARY**
for the following reasons:

- A. In many cities, counties, and states, the minimum building requirements to obtain new construction approval for a "certificate of occupancy" does not meet the minimum pest control standards for certification (i.e. venting or flashing materials or methods used);
- B. The danger of fungus damage is always present, no matter how arid the area;
- C. Termites do exist in Nevada! And
- D. Wood materials brought on site for construction of improvements can [and have] had active infestation that was not evident to the non-professional.

MOLD AND AFRICANIZED BEES

BOARDWALK
REALTY



"YOUR REAL ESTATE IS NO GAME TO US"

Course # CE-2722000-RE Environmental Issues

Thank You For Choosing Boardwalk Educational Systems!!

Remember Ask Your Instructor About Our Other Courses.

| | |
|-------------------|---|
| Appendix 1 | Environmental Contact List |
| Appendix 2 | Headings of Nevada Administrative Codes |
| Appendix 3 | Lead-Based Paint Contingency to Offer and Acceptance |
| Appendix 4 | Commission Agreement |
| Appendix 5 | Duties Owed By A Nevada Real Estate Licensee |
| Appendix 6 | Consent To Act |
| Appendix 7 | Seller's Real Property Disclosure Form |
| Appendix 8 | Range Land Disclosure |
| Appendix 9 | Boardwalk Educational Systems Evaluation Form |

B>E>S>
10/03

B.E.S.

Environmental Contact List

APPENDIX 1

The following is a list of certain environmental issues which may affect real property in Washoe County, along with the names and phone numbers of agencies which may provide more detailed information. Since the following may not be an exhaustive list, buyers are strongly encouraged to investigate and obtain expert advice on all issues which may be of particular concern.

Asbestos:

Consumer Products Safety Commission
Washington, D.C. 20207
(800) 638-2772

Lead-Based Paint:

U.S. Department of EPA, Region 9
(415) 947-8700
U.S. Dept. of Housing and Urban Development, Reno
(775) 784-5383

Earthquakes:

Seismological Laboratory
University of Nevada, Reno
(775) 784-4975

Pesticides

Nevada Dept. of Agriculture
(775) 688-1180

Electromagnetic Fields (EMF's):

EPA-National Technical Information Service
(703) 487-4650
Sierra Pacific Power, Kuldip SanDhu
(775) 834-4581

Radon:

Nevada Division of Health, Radiological Health
Section
(775) 687-5394 ext. 279

General Environmental Issues

Nevada Dept. of Conservation & Natural Resources
Division of Environmental Protection
(775) 687-4670

Underground Fuel Storage Tanks:

(775) 328-6159, Mike Ezell
(775) 328-2425, Mike Lupan

Mold and Fungus

Washoe County District Health Department
(775) 328-2400

Woodstoves:

Washoe County District Health Department
(775) 784-7200

Air Quality, Airport Noise, Groundwater Contamination, Water Quality and Quantity and Septic Systems:

Washoe County District Health Department (775) 328-2400
Reno-Tahoe International Airport (775) 328-6402
Nevada Water Resources State Engineer (775) 687-3861

Flood Plain:

City of Reno, Community Development Department (775) 334-3894
City of Sparks, Engineering Department (775) 353-2305 or (775) 353-2289
Washoe County Engineering Department (775) 328-2041
Federal Emergency Management Agency (FEMA) (800) 358-9616
Flood Insurance Services (a fee service) (775) 689-8635

Acknowledgment of Receipt:

Name

Date

Name

Date

This list may not be all inclusive based on the particular needs of the buyer.

**HEADINGS OF NEVADA ADMINISTRATIVE CODES
REGARDING ENVIRONMENTAL ISSUES**

APPENDIX 2

| <u>NAC RANGE</u> | <u>SPECIALITY</u> |
|--|---|
| 444 .842- .8746 .8752- .8788 .940- .960 .965- .976 | Hazardous Waste Facilities for the Management of H.W. Pgm. For Reduction of H.W. PCB's Disposal of Asbestos |
| 459.970- .9729 | Certification of Consultants/ Contractors |
| 459.970- .9729 | Storage Tanks |
| 459 | Reg. of Highly Hazardous Substances (SB641) |
| 444 | Sanitation/Solid Waste |
| 445.070- .241 .240 | Water Pollution Control Notice (of release) required |
| 445 .717- .7205 | Air Pollution Toxic or Hazardous Air Contaminants |
| 590 | Clean Up of Discharged Petroleum (Petroleum Fund) |

Addendum # _____

Lead-Based Paint Contingency to Offer and Acceptance

APPENDIX 3

1 This addendum to the Offer and Acceptance Form, dated _____, on the property
2 located at _____

3
4 is being attached this date _____ to the Offer and Acceptance.
5

6
7 Buyer(s) and Seller(s) acknowledge that this property was constructed prior to 1978 and is subject to the "Residential
8 Lead-Based Paint Hazard Reduction Act (Title X of Public Law 102-550). The Purchaser(s) recognize the right to (a)
9 have the property tested for the presence of lead-based paint and/or lead-based paint hazards at the purchasers expense; or
10 (b) the right to waive the opportunity for the testing described above.
11

12 Buyer(s)
13 ☐ / ☐ Buyer(s) acknowledge(s) receipt of an approved lead-based paint hazard information pamphlet.
14
15

16
17
18 **Buyer(s) exercise(s) the following option in accordance with Federal Regulations:**
19

20 Buyer(s)
21 ☐ / ☐ Buyer (s) waive(s) the opportunity to conduct a risk assessment or inspection for the presence of lead-
22 based paint and/or lead based paint hazards.
23

24 **-OR-**
25

26 Buyer(s)
27 ☐ / ☐ Buyer(s) elect(s) to make this contract contingent upon a risk assessment or inspection of the property for
28 the presence of lead-based paint and/or lead-based paint hazards at the purchasers expense until 9:00 p.m.
29 on the 10th day after contract ratification or the mutually agreed upon date of _____
30 This contingency will terminate at the above predetermined deadline unless the Purchaser (or Purchaser's
31 agent) delivers to the Seller (or Seller's Agent) a written contract addendum listing the specific existing
32 deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report.
33 The Seller may, at the Seller's option within _____ days after delivery of the addendum, elect in writing
34 whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller
35 shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the
36 condition has been remedied before the date of the settlement. If the Seller does not elect to make repairs,
37 or if the Seller makes a counter-offer, the Purchaser shall have _____ days to respond to the counter-offer
38 or remove this contingency and take the property in "as-is" condition (as it relates to lead-based paint or
39 lead-based paint hazards) or this contract shall become void. Should this contract be void due an un-
40 acceptable amounts of lead-based paint in the home, the earnest money deposit will be refunded in full.
41 The Purchaser may remove this contingency at any time without cause.
42
43
44
45

46 This addendum, after affixing all signatures, is a part of the Offer and Acceptance.
47

48 DATED: _____ TIME: _____ DATED: _____ TIME: _____
49

50 BUYER: _____ SELLER: _____
51

52 BUYER: _____ SELLER: _____
53

54 BUYER: _____ SELLER: _____
55

56 AGENT: _____ AGENT: _____

564

COMMISSION AGREEMENT

APPENDIX 4

I, _____ agree to pay _____ % of the
gross sales price to _____ for procuring a
buyer for my property located at: _____.

I understand and agree that _____, is
representing the Buyer only, and no representation has been made as to
Listing or Representing I/We the Sellers.

I, _____ will be advocating and negotiating for
the Buyer exclusively.

Owner _____ Date _____

Owner _____

Address _____

Agent _____

10/31/03

565

DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

Licensee: The licensee in the real estate transaction is _____
whose license number is _____. The licensee is acting for [client's name(s)] _____
_____ who is/are the ☐ Seller/Landlord; ☐ Buyer/Tenant.

Broker: The broker is _____, whose
company is _____.

Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

Licensee Acting for Both Parties: You understand that the licensee _____ may *or* _____ may not, in the future act
(Client Init) (Client Init)
for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

| I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure. | | | | | |
|---|------|------|--------------|------|------|
| Seller/Landlord | Date | Time | Buyer/Tenant | Date | Time |
| Seller/Landlord | Date | Time | Buyer/Tenant | Date | Time |

526

CONSENT TO ACT

This form does not constitute a contract for services nor an agreement to pay compensation.

DESCRIPTION OF TRANSACTION: The real estate transaction is the ☐ sale and purchase *or* ☐ lease of
Property Address: _____

In Nevada, a real estate licensee may act for more than one party in a real estate transaction; however, before the licensee does so, he or she must obtain the written consent of each party. This form is that consent. Before you consent to having a licensee represent both yourself and the other party, you should read this form and understand it.

Licensee: The licensee in this real estate transaction is _____ ("Licensee") whose
license number is _____ and who is affiliated with _____ ("Brokerage").

Seller/Landlord _____
Print Name

Buyer/Tenant _____
Print Name

CONFLICT OF INTEREST: A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION: Licensee will not disclose any confidential information for one year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE: Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT: You are not required to consent to this licensee acting on your behalf. You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee's broker assign you your own licensee.

CONFIRMATION OF DISCLOSURE AND INFORMATION CONSENT

BY MY SIGNATURE BELOW, I UNDERSTAND AND CONSENT: I am giving my consent to have the above identified licensee act for both the other party and me. By signing below, I acknowledge that I understand the ramifications of this consent, and that I acknowledge that I am giving this consent without coercion.

| I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure. | | | | | |
|---|------|------|--------------|------|------|
| Seller/Landlord | Date | Time | Buyer/Tenant | Date | Time |
| Seller/Landlord | Date | Time | Buyer/Tenant | Date | Time |

SELLER'S REAL PROPERTY DISCLOSURE FORM

APPENDIX 7

In accordance with Nevada Law, a seller of residential real property in Nevada must disclose any and all known conditions and aspects of the property which materially affect the value or use of residential property in an adverse manner (see NRS 113.130 and 113.140).

Date _____

Do you currently occupy or have
you ever occupied this property?

YES

NO

☐

☐

Property
address _____

☐ Check here if the Seller is exempt from the completion of this form pursuant to NRS 113.130(2).

Purpose of Statement: (1) This statement is a disclosure of the condition of the property in compliance with the Seller Real Property Disclosure Act, effective January 1, 1996. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller which materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Instructions to the Seller: (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). EFFECTIVE JANUARY 1, 1996, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW (see NRS 113.150).

Systems / Appliances: Are you aware of any problems and/or defects with any of the following:

| | <u>YES</u> | <u>NO</u> | <u>N/A</u> | | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
|--|--------------------------|--------------------------|--------------------------|--|--------------------------|--------------------------|--------------------------|
| Electrical System..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shower(s)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Plumbing..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink(s)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewer System & line..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sauna / hot tub(s)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Septic tank & leach field..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Built-in microwave..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Well & pump..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Range / oven / hood-fan..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Yard sprinkler system(s)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fountain(s)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Garbage disposal..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Heating system..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Trash compactor..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cooling system..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Central vacuum..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Solar heating system..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Alarm system..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fireplace & chimney..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | owned.. <input type="checkbox"/> leased.. <input type="checkbox"/> | | | |
| Wood burning system..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke detector..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Garage door opener..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Intercom..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water treatment system(s)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Data Communication line(s)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| owned.. <input type="checkbox"/> leased.. <input type="checkbox"/> | | | | Satellite dish(es)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water heater..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | owned.. <input type="checkbox"/> leased.. <input type="checkbox"/> | | | |
| Toilet(s)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bathtub(s)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |

EXPLANATIONS: Any "Yes" must be fully explained. Attach explanations to form.

Seller(s) Initials

Buyer(s) Initials

Property conditions, improvements and additional information:**YES NO N/A**

Are you aware of any of the following:

1. Structure:

- (a) Previous or current moisture conditions and/or water damage? ☐ YES ☐ NO
- (b) Any structural defect? ☐ YES ☐ NO
- (c) Any construction, modification, alterations, or repairs made without required state, city or county building permits? ☐ YES ☐ NO
- (d) Whether the property is or has been the subject of a claim governed by NRS 40.600 to 40.695 (construction defect claims)? ☐ YES ☐ NO
(If seller answers yes, FURTHER DISCLOSURE IS REQUIRED)

2. Land / Foundation:

- (a) Any of the improvements being located on unstable or expansive soil? ☐ YES ☐ NO
- (b) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property? ☐ YES ☐ NO
- (c) Any drainage, flooding, water seepage, or high water table? ☐ YES ☐ NO
- (d) The property being located in a designated flood plain? ☐ YES ☐ NO
- (e) Whether the property is located next to or near any known future development? ☐ YES ☐ NO
- (f) Any encroachments, easements, zoning violations or nonconforming uses? ☐ YES ☐ NO
- (g) Is the property adjacent to "open range" land? ☐ YES ☐ NO
(If seller answers yes, FURTHER DISCLOSURE IS REQUIRED under NRS 113.065)

3. Roof: Any problems with the roof? ☐ YES ☐ NO**4. Pool/spa:** Any problems with structure, wall, liner, or equipment? ☐ YES ☐ NO ☐ N/A**5. Infestation:** Any history of infestation (termites, carpenter ants, etc.)? ☐ YES ☐ NO**6. Environmental:** Any substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, radon gas, urea formaldehyde, fuel or chemical storage tanks, contaminated water or soil on the property? ☐ YES ☐ NO**7. Fungi / Mold:** Any previous or current fungus or mold? ☐ YES ☐ NO**8. Any features of the property shared in common with adjoining landowners such as walls, fences, road, driveways or other features whose use or responsibility for maintenance may have an effect on the property?** ☐ YES ☐ NO**9. Common Interest Communities:** Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowner association which has any authority over the property? ☐ YES ☐ NO(a) Common Interest Community Declaration and Bylaws available? ☐ YES ☐ NO(b) Any periodic or recurring association fees? ☐ YES ☐ NO(c) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment, fine or lien? ☐ YES ☐ NO(d) Any litigation, arbitration, or mediation related to property or common area? ☐ YES ☐ NO(e) Any assessments associated with the property (excluding property taxes)? ☐ YES ☐ NO(f) Any construction, modification, alterations, or repairs made without required approval from the appropriate Common Interest Community board or committee? ☐ YES ☐ NO**10. Any problems with water quality or water supply?** ☐ YES ☐ NO**11. Any other conditions or aspects of the property which materially affect its value or use in an adverse manner?** ☐ YES ☐ NO**12. Lead-Based Paint:** Was the property constructed on or before 12/31/77? ☐ YES ☐ NO
(If yes, additional Federal EPA notification and disclosure documents are required)**13. Water source:** Municipal ☐ Community Well ☐ Domestic Well ☐ Other ☐If Community Well: State Engineer Well Permit # _____ Revocable ☐ Permanent ☐ Cancelled ☐

Use of community and domestic wells may be subject to change. Contact the Nevada Division of Water Resources for more information regarding the future use of this well.

14. Wastewater disposal: Municipal Sewer ☐ Septic System ☐ Other ☐**EXPLANATIONS:** Any "Yes" must be fully explained. Attach explanations to form._____
Seller(s) Initials_____
Buyer(s) Initials

Buyers and sellers of residential property are advised to seek the advice of an attorney concerning their rights and obligations as set forth in Chapter 113 of the Nevada Revised Statutes regarding the seller's obligation to execute the Nevada Real Estate Division's approved "Seller's Real Property Disclosure Form". For your convenience, Chapter 113 of the Nevada Revised Statutes provides as follows:

CONDITION OF RESIDENTIAL PROPERTY OFFERED FOR SALE

113.100 Definitions. As used in NRS 113.100 to 113.150, inclusive, unless the context otherwise requires:

1. "Defect" means a condition that materially affects the value or use of residential property in an adverse manner.
 2. "Disclosure form" means a form that complies with the regulations adopted pursuant to NRS 113.120.
 3. "Dwelling unit" means any building, structure or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one person who maintains a household or by two or more persons who maintain a common household.
 4. "Residential property" means any land in this state to which is affixed not less than one nor more than four dwelling units.
 5. "Seller" means a person who sells or intends to sell any residential property.
- (Added to NRS by 1995, 842; A 1999, 1446)

113.110 Conditions required for "conveyance of property" and to complete service of document. For the purposes of NRS 113.100 to 113.150, inclusive:

1. A "conveyance of property" occurs:
 - (a) Upon the closure of any escrow opened for the conveyance; or
 - (b) If an escrow has not been opened for the conveyance, when the purchaser of the property receives the deed of conveyance.
 2. Service of a document is complete:
 - (a) Upon personal delivery of the document to the person being served; or
 - (b) Three days after the document is mailed, postage prepaid, to the person being served at his last known address.
- (Added to NRS by 1995, 844)

113.120 Regulations prescribing format and contents of form for disclosing condition of property. The Real Estate Division of the Department of Business and Industry shall adopt regulations prescribing the format and contents of a form for disclosing the condition of residential property offered for sale. The regulations must ensure that the form:

1. Provides for an evaluation of the condition of any electrical, heating, cooling, plumbing and sewer systems on the property, and of the condition of any other aspects of the property which affect its use or value, and allows the seller of the property to indicate whether or not each of those systems and other aspects of the property has a defect of which the seller is aware.
 2. Provides notice:
 - (a) Of the provisions of NRS 113.140 and subsection 5 of NRS 113.150.
 - (b) That the disclosures set forth in the form are made by the seller and not by his agent.
 - (c) That the seller's agent, and the agent of the purchaser or potential purchaser of the residential property, may reveal the completed form and its contents to any purchaser or potential purchaser of the residential property.
- (Added to NRS by 1995, 842)

113.130 Completion and service of disclosure form before conveyance of property; discovery or worsening of defect after service of form; exceptions; waiver.

1. Except as otherwise provided in subsections 2 and 3:
 - (a) At least 10 days before residential property is conveyed to a purchaser:
 - (1) The seller shall complete a disclosure form regarding the residential property; and
 - (2) The seller or his agent shall serve the purchaser or his agent with the completed disclosure form.
 - (b) If, after service of the completed disclosure form but before conveyance of the property to the purchaser, a seller or his agent discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form, the seller or his agent shall inform the purchaser or his agent of that fact, in writing, as soon as practicable after the discovery of that fact but in no event later than the conveyance of the property to the purchaser. If the seller does not agree to repair or replace the defect, the purchaser may:
 - (1) Rescind the agreement to purchase the property; or
 - (2) Close escrow and accept the property with the defect as revealed by the seller or his agent without further recourse.
2. Subsection 1 does not apply to a sale or intended sale of residential property:
 - (a) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity.
 - (b) Which is the first sale of a residence that was constructed by a licensed contractor.
 - (c) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser.
3. A purchaser of residential property may waive any of the requirements of subsection 1. Any such waiver is effective only if it is made in a written document that is signed by the purchaser and notarized. (Added to NRS by 1995, 842; A 1997, 349)

Seller(s) Initials

Buyer(s) Initials

NRS 113.135 Certain sellers to provide copies of certain provisions of NRS and give notice of certain soil reports; initial purchaser entitled to rescind sales agreement in certain circumstances; waiver of right to rescind.

1. Upon signing a sales agreement with the initial purchaser of residential property that was not occupied by the purchaser for more than 120 days after substantial completion of the construction of the residential property, the seller shall:

(a) Provide to the initial purchaser a copy of NRS 11.202 to 11.206, inclusive, and 40.600 to 40.695, inclusive;
(b) Notify the initial purchaser of any soil report prepared for the residential property or for the subdivision in which the residential property is located; and

(c) If requested in writing by the initial purchaser not later than 5 days after signing the sales agreement, provide to the purchaser without cost each report described in paragraph (b) not later than 5 days after the seller receives the written request.

2. Not later than 20 days after receipt of all reports pursuant to paragraph (c) of subsection 1, the initial purchaser may rescind the sales agreement.

3. The initial purchaser may waive his right to rescind the sales agreement pursuant to subsection 2. Such a waiver is effective only if it is made in a written document that is signed by the purchaser.

(Added to NRS by 1999, 1446)

113.140 Disclosure of unknown defect not required; form does not constitute warranty.

1. NRS 113.130 does not require a seller to disclose a defect in residential property of which he is not aware.

2. A completed disclosure form does not constitute an express or implied warranty regarding any condition of residential property.

3. Neither this chapter nor chapter 645 of NRS relieves a buyer or prospective buyer of the duty to exercise reasonable care to protect himself.

(Added to NRS by 1995, 843; A 2001, 2896)

113.150 Remedies for seller's delayed disclosure or nondisclosure of defects in property; waiver.

1. If a seller or his agent fails to serve a completed disclosure form in accordance with the requirements of NRS 113.130, the purchaser may, at any time before the conveyance of the property to the purchaser, rescind the agreement to purchase the property without any penalties.

2. If, before the conveyance of the property to the purchaser, a seller or his agent informs the purchaser or his agent, through the disclosure form or another written notice, of a defect in the property of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser may:

(a) Rescind the agreement to purchase the property at any time before the conveyance of the property to the purchaser; or

(b) Close escrow and accept the property with the defect as revealed by the seller or his agent without further recourse.

3. Rescission of an agreement pursuant to subsection 2 is effective only if made in writing, notarized and served not later than 4 working days after the date on which the purchaser is informed of the defect:

(a) On the holder of any escrow opened for the conveyance; or

(b) If an escrow has not been opened for the conveyance, on the seller or his agent.

4. Except as otherwise provided in subsection 5, if a seller conveys residential property to a purchaser without complying with the requirements of NRS 113.130 or otherwise providing the purchaser or his agent with written notice of all defects in the property of which the seller is aware, and there is a defect in the property of which the seller was aware before the property was conveyed to the purchaser and of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser is entitled to recover from the seller treble the amount necessary to repair or replace the defective part of the property, together with court costs and reasonable attorney's fees. An action to enforce the provisions of this subsection must be commenced not later than 1 year after the purchaser discovers or reasonably should have discovered the defect or 2 years after the conveyance of the property to the purchaser, whichever occurs later.

5. A purchaser may not recover damages from a seller pursuant to subsection 4 on the basis of an error or omission in the disclosure form that was caused by the seller's reliance upon information provided to the seller by:

(a) An officer or employee of this state or any political subdivision of this state in the ordinary course of his duties; or

(b) A contractor, engineer, land surveyor, certified inspector as defined in NRS 645D.040 or pesticide applicator, who was authorized to practice that profession in this state at the time the information was provided.

6. A purchaser of residential property may waive any of his rights under this section. Any such waiver is effective only if it is made in a written document that is signed by the purchaser and notarized. (Added to NRS by 1995, 843; A 1997, 350, 1797)

The above information provided on pages one (1) and two (2) of this disclosure form is true and correct to the best of seller's knowledge as of the date set forth on page one (1). **SELLER HAS DUTY TO DISCLOSE TO BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE (See NRS 113.130(1)(b)).**

Seller(s): _____ Date: _____

Seller(s): _____ Date: _____

BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. Buyer(s) has/have read and acknowledge(s) receipt of a copy of this Seller's Real Property Disclosure Form and copy of NRS Chapter 113.100-150, inclusive, attached hereto as pages three (3) and four (4).

Buyer(s): _____ Date: _____

Buyer(s): _____ Date: _____



STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

APPENDIX 8

788 Fairview Drive, Suite 200 * Carson City, NV 89701-5453 * (775) 687-4280
2501 East Sahara Avenue, Suite 102 * Las Vegas, NV 89104-4137 * (702) 486-4033
e-mail: realest@red.state.nv.us http://www.red.state.nv.us

RANGE LAND DISCLOSURE

Nevada Law requires in NRS 113.065 that before the purchaser of a home or improved lot that is adjacent to open range signs a sales agreement, the seller shall, by separate written document, disclose to the purchaser information regarding grazing on open range. Such disclosure must contain a statement with the following language:

Disclosure - This property is adjacent to "Open Range"¹

This property is adjacent to open range on which livestock are permitted to graze or roam. Unless you construct a fence² that will prevent livestock from entering this property, livestock may enter the property and you will not be entitled to collect damages because livestock entered the property. *Regardless of whether you construct a fence, it is unlawful to kill, maim or injure livestock that have entered this property.*

I, the below signed purchaser, acknowledge that I have received this disclosure and understand it:

| | |
|------------------|-------------|
| Buyer(s): _____ | Date: _____ |
| Buyer(s): _____ | Date: _____ |
| Seller(s): _____ | Date: _____ |
| Seller(s): _____ | Date: _____ |

Additional Notes:

¹NRS 568.355 "Open range" defined. As used in NRS 568.360 and 568.370, unless the context otherwise requires, "open range" means all unenclosed land outside of cities and towns upon which cattle, sheep or other domestic animals by custom, license, lease or permit are grazed or permitted to roam.
(Added to NRS by 1983, 235)

²NRS 569.431 "Legal fence" defined. As used in NRS 569.431 to 569.471, inclusive, "legal fence" means a fence with not less than four horizontal barriers, consisting of wires, boards, poles or other fence material in common use in the neighborhood, with posts set not more than 20 feet apart. The lower barrier must be not more than 12 inches from the ground and the space between any two barriers must be not more than 12 inches and the height of top barrier must be at least 48 inches above the ground. Every post must be so set as to withstand a horizontal strain of 250 pounds at a point 4 feet from the ground, and each barrier must be capable of withstanding a horizontal strain of 250 pounds at any point midway between the posts.
(Added to NRS by 1991, 1147)

Sellers: The law requires that "The seller shall retain a copy of the disclosure document that has been signed by the purchaser acknowledging the date of receipt by the purchaser of the original document."

Seller(s) Initials

Buyer(s) Initials

- [Document Search](#)
- [My Documents](#)
- [Help](#)
- [About](#)
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- [Logout Public](#)

Fictitious Firm Name - 64548

Filing Information

Filing Number
64548
Filing Date
06/23/1994 12:00:00 AM
Expiration Date
06/23/1999

Business Information

Business Name
J E JOHNS & ASSOCIATES

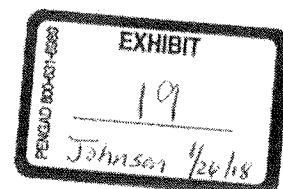
Owner Information

Owner/Corporate Name
JAMES E JOHNS

Owner/Corporate Name
JAMES F JOHNS

Owner/Corporate Name
AMINA C JOHNSON

Reel Page
7030



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- [Privacy Policy](#)
- [Logout Public](#)

Fictitious Firm Name - 66041

Filing Information

Filing Number
66041
Filing Date
01/06/1995 12:00:00 AM
Expiration Date
01/06/2000

Business Information

Business Name
J E JOHNS & ASSOCIATES

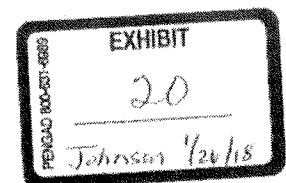
Owner Information

Owner/Corporate Name
LEXICON INVESTMENTS INCORPORATED

Owner/Corporate Name
JAMES E JOHNS

Owner/Corporate Name
AMINA C JOHNSON

Reel Page
7032



NEVADA SECRETARY OF STATE

Barbara K. Gegavske

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GO

SOS INFORMATION

ELECTIONS

BUSINESSES

LICENSING

INVESTOR INFORMATION

ONLINE SERVICES

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LEXICON INVESTMENTS INCORPORATED

Q New Search

Manage this Business

\$ Calculate Fees

Printer Friendly

Business Entity Information

| | | | |
|-------------------|----------------------|-----------------------|-------------|
| Status: | Permanently Revoked | File Date: | 12/23/1994 |
| Type: | Domestic Corporation | Entity Number: | C19995-1994 |
| Qualifying State: | NV | List of Officers Due: | 12/31/2006 |
| Managed By: | | Expiration Date: | |
| NV Business ID: | NV19941130463 | Business License Exp: | |

Registered Agent Information

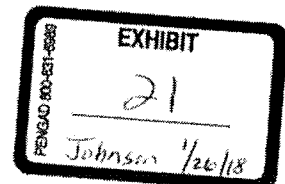
| | | | |
|--------------------|--------------------------------|--------------------|---------------------|
| Name: | LARRY K. DUNN | Address 1: | 1440 HASKELL STREET |
| Address 2: | | City: | RENO |
| State: | NV | Zip Code: | 89509 |
| Phone: | | Fax: | |
| Mailing Address 1: | | Mailing Address 2: | |
| Mailing City: | | Mailing State: | |
| Mailing Zip Code: | | | |
| Agent Type: | Noncommercial Registered Agent | | |

View all business entities under this registered agent

Financial Information

| | | | |
|---------------------|-----------|------------------|--------------|
| No Par Share Count: | 0 | Capital Amount: | \$ 25,000.00 |
| Par Share Count: | 25,000.00 | Par Share Value: | \$ 1.00 |

☒ Officers

☐ Include Inactive Officers


| | | | |
|---|----------------------|------------|-----|
| Secretary - AMINA CATMAZZI-JOHNSON | | | |
| Address 1: | PO BOX 12201 | Address 2: | |
| City: | RENO | State: | NV |
| Zip Code: | 89510 | Country: | |
| Status: | Active | Email: | |
| Treasurer - AMINA CATMAZZI-JOHNSON | | | |
| Address 1: | PO BOX 12201 | Address 2: | |
| City: | RENO | State: | NV |
| Zip Code: | 89510 | Country: | |
| Status: | Active | Email: | |
| President - JAMES FOREST JOHNS | | | |
| Address 1: | PO BOX 591 | Address 2: | |
| City: | RENO | State: | NV |
| Zip Code: | 89504 | Country: | |
| Status: | Active | Email: | |
| Director - DAROLD L ROY | | | |
| Address 1: | 900 COTTONWOOD DRIVE | Address 2: | |
| City: | RENO | State: | NV |
| Zip Code: | 89511 | Country: | USA |
| Status: | Active | Email: | |

| |
|---|
| <input type="checkbox"/> Actions\Amendments Click here to view 10 actions\amendments associated with this company |
|---|

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101 N Carson Street Suite 3 Carson City, NV 89701 | (775) 684-5741
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MLS All Fields

1404



MLS # 120014058
Status SOLD
Address 20957 Eaton Road
Unit #
City Reno
State NV
Zip Nev -89521
Area 174 Pleasant Valley
Asking Price \$399,900
Class Residential
Type Site/Stick Built


Property Information

| | | |
|---|--|-------------------------------------|
| Bedrooms # 3 | County Washoe | Common Interest Ownership No |
| Baths #Full or 3/4 2 | Parcel # 045337711 | Attached Common Wall No |
| # Half Baths 0 | Taxes \$ \$2,734.10 | Water Rights No |
| # Garage 4 | Assessment \$ 0.00 | HOA No |
| # Carport 0 | | HOA/Mgt Co |
| Total Parking Cap. 4 | Zoning Actual Single Family | |
| Stories 1 Story | Source of Zoning Assessor | Assoc Fee \$ |
| Unit Level | Horses Okay Yes | Assoc Trans Fee \$ |
| Total Living Space 3880 | Elementary School Pleasant Valley | Setup Fee |
| Source of SqFt Assessor | Middle School Depoall | Other Fee |
| Price per SQFT 103.07 | High School Galena | CC/R Restrictions No |
| Year Built 1986 | IPES | |
| Acreage 1.12 | Coverage | |
| Construction Frame | | |
| Xstreet/Directions Pleasant Valley Road To Eaton | | |

Unconverted Manuf. Housing Only
Serial # **Width**
HUD # **Skirting**
Personal Property Taxes

Agent / Showing Information

| | |
|--|---|
| Agent James E. Johns Sr. | Showing Instructions Call Listing Office |
| Agent E-mail | To Show Contact 775-856-2525 |
| Listing Office 1 J.E. Johns & Associates - Office: 775-856-2525 | |
| Listing Agent 2 | Occupied By Owner |
| Listing Agent 2 E-mail | Contact Name James E. Johns |
| Listing Office 2 | Contact Phone 775-856-2525 |

Listing Information

| | | | |
|--|-----------------------|---------------------------------|-------------------------------------|
| Comm to BB 2.50 | CBB \$ or % \$ | Original Price \$399,900 | Listing Date 12/1/2012 |
| Variable Rate Yes | | Days on Market 89 | Input Date 12/2/2012 3:29 PM |
| Sliding Scale No | | Days On MLS 88 | Expiration Date 12/1/2013 |
| Sale/Lease For Sale | | Cumulative DOM 160 | Update Date 2/27/2015 |
| Listing Type Exclusive Right | | Cumulative DOMLS 159 | Status Date 3/5/2013 |
| Possession COE | | Agent Hit Count 178 | Price Date 3/5/2013 |
| Limited Service Listing No | | Client Hit Count 96 | HotSheet Date 3/5/2013 |
| Special Conditions of Sale None | | | Off Market Date 2/28/2013 |
| Fannie Mae First No | | | |
| HUD No | | | |

Internet Display Options
Internet Display Yes **Automated Valuation** Yes
Internet Plus No **Commentary/Reviews** No

20014058

03/07/2015

Page 1 of 2

REY0000

577

Features

| | | | |
|-----------------------|--|--------------------------|---|
| GARAGE TYPES | Attached, Detached | FOUNDATION | Concrete/Crawl Space |
| HOA AMENITIES | No Amenities | EXTERIOR | Wood Siding |
| ADJOINS | Street | ROOF | Asphalt, Composition/Shingle |
| VIEW | Yes, Mountain, Valley, Desert | HEATING/COOLING | Propane, Hot Water System |
| NT FTRS/PRSNL | Blinds/Shades, Garage Door Opener(s), Smoke | WATER HEATER | Propane |
| PROP INCLD | Detectors, Security System/Owned | WINDOWS | Double Pane |
| LIVING ROOM | Separate/Formal, Fireplace/Woodstove/Pellet, High Ceiling | FIREPLACE | Yes, Pellet Stove |
| DINING ROOM | Separate/Formal | UTILITIES | Electricity, Propane, Well-Private, Septic |
| FAMILY ROOM | None | LANDSCAPED | Fully Landscaped |
| KITCHEN | Electric Range, Single Oven, Garbage Disposal, Microwave Built-In, Island, Pantry, Breakfast Bar | SPRINKLERS | Full Sprinklers, Front, Back, Drip-Full, Drip-Front, Drip-Back, Automatic |
| MASTER BEDROOM | Walk-in Closet, Shower Stall | FENCED | Full, Back |
| LAUNDRY AREA | Garage, Cabinets | PATIO/DECK | Deck |
| OTHER ROOMS | Yes, Office/Den(not Incl bdrm), Bonus Room, Workshop, Guest House, In-Law Quarters | EXTERIOR FEATURES | RV Access/Parking, Dog Run, Storage Shed, Barn -Outbuildings, Workshop |
| FLOOR COVERING | Carpet, Ceramic Tile | WATER TEST | No |
| | | ACCESS | Public |
| | | TOPOGRAPHY | Level, Upslope |
| | | OWNER(S) MAY SELL | Conventional, FHA, VA, Cash |
| | | GREEN FEATURES | None |

MLS Remarks

REGULAR SALE..NO FREEWAY NOISE AND THIS IS A BEAUTIFUL PEACEFUL QUITE GARDEN OF PARADISE. BRING THE HORSE PLENTY OF ROOM AND PASTURE AREA - THREE SEPERATE UNITS ON THE PROPERTY INLAW QUARTERS OR GUEST HOUSE, OFFICE OR STUDIO OR TACK ROOM OR OFFICE THE POSSIBILITIES ARE ENDLESS. THIS PROPERTY IS LOCATED 30 MINUTES TO ANYWHERE (CARSON CITY, VIRGINIA CITY, LAKE TAHOE) HALF WAY BETWEEN CARSON AND RENO. GREAT SCHOOLS AND THE PROPERTY IS MATICULOUS AND MOVE IN READY. EASY TO SHOW AND COMPLETELY REMODELED...

Extended Remarks

Private Remarks

seller needs a closing to coincide with the close of escrow of their new home.

Sold Information

Selling Agent Brian F. Kincannon - 775-338-2527
Selling Office 1 Keller Williams Group One Inc. - Office: 775-823-8787
Selling Agent 2
Selling Office 2

Sold Price \$385,000
Sold Price per SqFt 99.23
How Sold Conventional
Contract Date 1/3/2013
Closing Date 2/28/2013

0014058

This Information Is deemed reliable, but not guaranteed.

03/07/2015

Page 2 of 2

REY00002

MLS All Fields

MLS # 120011645 **Address** 20957 Eaton Road
Status WITHDRAWN **Unit #**
City Reno
Asking Price \$399,999 **State** NV
Class Residential **Zip** 89521
Type Site/Stick Built **Area** 174 Pleasant Valley


Property Information

| | | |
|--|--|-------------------------------------|
| Bedrooms # 3 | County Washoe | Common Interest Ownership No |
| Baths # Full or 3/4 2 | Parcel # 045337711 | Attached Common Wall No |
| # Half Baths 0 | Taxes \$ \$2,734.10 | Water Rights No |
| # Garage 2 | Assessment \$ 0.00 | HOA No |
| # Carport 0 | | HOA/Mgt Co |
| Total Parking Cap. 2 | Zoning Actual Single Family | |
| Stories 1 Story | Source of Zoning Assessor | Assoc Fee \$ |
| Unit Level | Horses Okay No | Assoc Trans Fee \$ |
| Total Living Space 3880 | Elementary School Pleasant Valley | Setup Fee |
| Source of SqFt Assessor | Middle School Depoall | Other Fee |
| Price per SQFT 103.09 | High School Galena | CC/R Restrictions No |
| Year Built 1986 | IPES | |
| Acreage 1.12 | Coverage | |
| Construction Frame | | |
| Xstreet/Directions South Virginia Street/Pleasant Valley Road/Eaton | | |

Serial # **Unconverted Manuf. Housing Only**
HUD # **Width**
Personal Property Taxes **Skirting**

Agent / Showing Information

| | | |
|--|-----------------------------|----------------------------|
| Agent A.J. Johnson - Cell: 775-772-2525 | Showing Instructions | Call Listing Office |
| Agent E-mail | To Show Contact | 775-856-2525 |
| Listing Office 1 J.E. Johns & Associates - Office: 775-856-2525 | | |
| Listing Agent 2 | Occupied By | Owner |
| Listing Agent 2 E-mail | Contact Name | A.J. Johnson |
| Listing Office 2 | Contact Phone | 775-772-2525 |

Listing Information

| | | | |
|--|----------------------|---------------------------------|-------------------------------------|
| Comm to BB 2.50 | CBB \$ or % % | Original Price \$399,999 | Listing Date 9/21/2012 |
| Variable Rate Yes | | Days on Market 71 | Input Date 9/21/2012 3:52 PM |
| Sliding Scale No | | Days On MLS 71 | Expiration Date 2/28/2013 |
| Sale/Lease For Sale | | Cumulative DOM 71 | Update Date 2/27/2015 |
| Listing Type Exclusive Right | | Cumulative DOMLS 71 | Status Date 12/1/2012 |
| Possession COE | | Agent Hit Count 127 | Price Date 9/21/2012 |
| Limited Service Listing No | | Client Hit Count 71 | HotSheet Date 12/1/2012 |
| Special Conditions of Sale None | | | Off Market Date 12/1/2012 |
| Fannie Mae First No | | | |
| HUD No | | | |

Internet Display Options
Internet Display Yes **Automated Valuation** Yes
Internet Plus No **Commentary/Reviews** No

Features

| | | | |
|-----------------------|---|--------------------------|--|
| GARAGE TYPES | Attached | FOUNDATION | Concrete/Crawl Space |
| HOA AMENITIES | No Amenities | EXTERIOR | Wood Siding |
| ADJOINS | Street | ROOF | Asphalt, Composition/Shingle |
| VIEW | Yes, Mountain, Desert | HEATING/COOLING | Propane, Hot Water System |
| INT FTRS/PRSNL | Drapes/Curtains, Blinds/Shades, Rods, Garage | WATER HEATER | Electric |
| PROP INCLD | Door Opener(s), Smoke Detectors, Security System/Owned | WINDOWS | Double Pane |
| LIVING ROOM | Great Room, Fireplace/Woodstove/Pellet, High Ceiling, Ceiling Fan | FIREPLACE | Pellet Stove |
| DINING ROOM | Separate/Formal | UTILITIES | Electricity, Propane, Well-Private, Septic |
| FAMILY ROOM | None | LANDSCAPED | Yes, Fully Landscaped |
| KITCHEN | Electric Range, Single Oven, Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Island, Pantry, Breakfast Bar | SPRINKLERS | Full Sprinklers |
| MASTER BEDROOM | Walk-In Closet, Shower Stall | FENCED | Full, Back |
| LAUNDRY AREA | Garage, Cabinets | PATIO/DECK | Deck |
| OTHER ROOMS | Office/Den(not incl bdrm) | EXTERIOR FEATURES | RV Access/Parking |
| FLOOR COVERING | Carpet, Ceramic Tile | WATER TEST | No |
| | | ACCESS | Public |
| | | TOPOGRAPHY | Level |
| | | OWNER(S) MAY SELL | Conventional, FHA, VA, Cash |
| | | GREEN FEATURES | None |

MLS Remarks

Two Homes for the price of one. This is truly a Beautiful property a private utopia with a mother-in-laws or teen quarters. Centrally located between Reno and Carson City - 30 minutes to downtown Reno, 30 minutes to Lake Tahoe 30 minutes to Carson City 30 minutes to Virginia City. Close to Summit Mall - this home has been remodeled and truly is a pleasure to show. REGULAR SALE. Main house is 2180 square feet - In-law quarters is 1700 square feet -

Extended Remarks

Please give as much notice to show as possible (preferably after 5:00 pm) as we need to be sensitive to family pets.

Private Remarks

Sale of home to coincide with successful close of escrow of Seller's new home.

Sold Information

Selling Agent
Selling Office 1
Selling Agent 2
Selling Office 2

Sold Price
Sold Price per SqFt
How Sold
Contract Date
Closing Date

120011645

This information is deemed reliable, but not guaranteed.

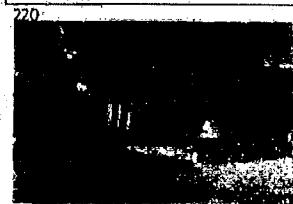
03/08/2015

Page 2 of 2

REY0000'

MLS All Fields

MLS # 20011645 **Address** 20957 Eaton Road
Status New **Unit #**
City Reno
Asking Price \$399,999 **State** NV
Class Residential **Zip** 89521
Type Site/Stick Built **Area** 174 Pleasant Valley


Property Information

| | | |
|--------------------------------|--|-------------------------------------|
| Bedrooms # 3 | County Washoe | Common Interest Ownership No |
| Baths #Full or 3/4 2 | Parcel # 045337711 | Attached Common Wall No |
| # Half Baths 0 | Taxes \$ 2734.10 | Water Rights No |
| # Garage 2 | Assessment \$ 0.00 | HOA No |
| # Carport 0 | Zoning Category Single Family | HOA/Mgt Co |
| Total Parking Cap. 2 | Zoning Actual Single Family | |
| Stories 1 Story | Source of Zoning Assessor | Assoc Fee \$ |
| Unit Level | Horses Okay No | Assoc Trans Fee \$ |
| Total Living Space 2180 | Elementary School Pleasant Valley | CC/R Restrictions No |
| Source of SqFt Assessor | Middle School Depoall | |
| Price per SQFT 183.49 | High School Galena | |
| Year Built 1986 | IPES | |
| Acreage 1.12 | Coverage | |
| Construction Frame | | |

Xstreet/Directions South Virginia Street/Pleasant Valley Road/Eaton

Unconverted Manuf. Housing Only

Serial # **Width**
HUD # **Skirting**
Personal Property Taxes

Agent / Showing Information

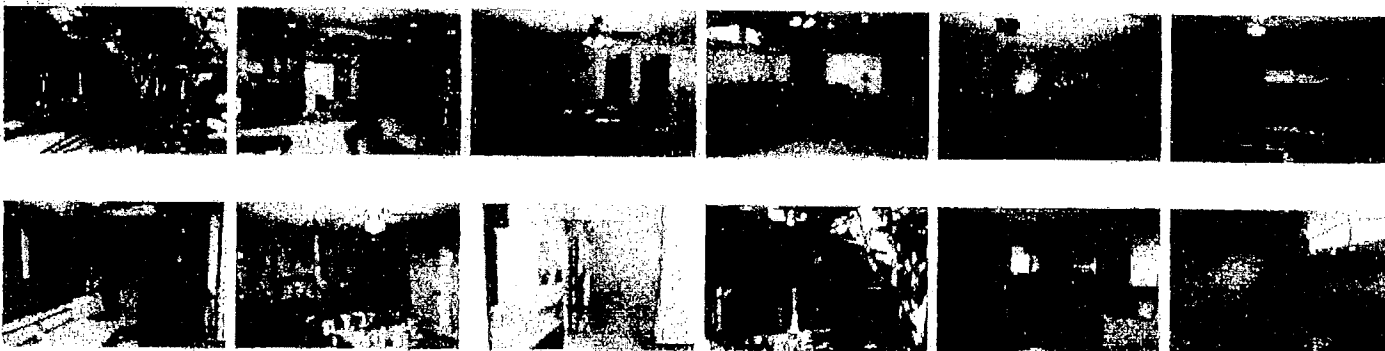
| | |
|--|---|
| Agent A. J. Johnson - Cell: (775) 772-2525 | Showing Instructions Call Listing Office |
| Agent E-mail | To Show Contact 775-856-2525 |
| Listing Office 1 J.E. Johns & Associates - Office: (775) 856-2525 | |
| Listing Agent 2 | Occupied By Owner |
| Listing Agent 2 E-mail | Contact Name A.J. Johnson |
| Listing Office 2 | Contact Phone 775-772-2525 |

Listing Information

| | | | |
|--|----------------------|---------------------------------|--|
| Comm to BB 2.50 | CBB \$ or % % | Original Price \$399,999 | Listing Date 9/21/2012 |
| Variable Rate Yes | | Days on Market 5 | Input Date 9/21/2012 5:52:00 PM |
| Sliding Scale No | | Days On MLS 5 | Expiration Date 2/28/2013 |
| Sale/Lease For Sale | | Cumulative DOM 5 | Update Date 9/24/2012 |
| Listing Type Exclusive Right | | Cumulative DOMLS 5 | Status Date 9/21/2012 |
| Possession COE | | Agent Hit Count 35 | Price Date 9/21/2012 |
| Limited Service Listing No | | Client Hit Count 33 | HotSheet Date 9/21/2012 |
| Special Conditions of Sale None | | | Off Market Date |
| Fannie Mae First No | | | |
| HUD No | | | |

Internet Display Options

| | |
|-----------------------------|--------------------------------|
| Internet Display Yes | Automated Valuation Yes |
| Internet Plus No | Commentary/Reviews No |



120011645

09/26/2012

Page 1 of 2

REY0000

581

Features

| | | | |
|-----------------------|---|--------------------------|--|
| GARAGE TYPES | Attached | FOUNDATION | Concrete/Crawl Space |
| HOA AMENITIES | No Amenities | EXTERIOR | Wood Siding |
| ADJOINS | Street | ROOF | Asphalt, Composition/Shingle |
| VIEW | Yes, Mountain, Desert | HEATING/COOLING | Propane, Hot Water System |
| INT FTRS/PRSNL | Drapes/Curtains, Blinds/Shades, Rods, Garage | WATER HEATER | Electric |
| PROP INCLD | Door Opener(s), Smoke Detectors, Security System/Owned | WINDOWS | Double Pane |
| LIVING ROOM | Great Room, Fireplace/Woodstove/Pellet, High Ceiling, Ceiling Fan | FIREPLACE | Pellet Stove |
| DINING ROOM | Separate/Formal | UTILITIES | Electricity, Propane, Well-Private, Septic |
| FAMILY ROOM | None | LANDSCAPED | Yes, Fully Landscaped |
| KITCHEN | Electric Range, Single Oven, Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Island, Pantry, Breakfast Bar | SPRINKLERS | Full Sprinklers |
| MASTER BEDROOM | Walk-In Closet, Shower Stall | FENCED | Full, Back |
| LAUNDRY AREA | Garage, Cabinets | PATIO/DECK | Deck |
| OTHER ROOMS | Office/Den(not incl bdrm) | EXTERIOR FEATURES | RV Access/Parking |
| FLOOR COVERING | Carpet, Ceramic Tile | WATER TEST | No |
| | | ACCESS | Public |
| | | TOPOGRAPHY | Level |
| | | OWNER(S) MAY SELL | Conventional, FHA, VA, Cash |
| | | GREEN FEATURES | None |

WLS Remarks

Two Homes for the price of one. This is truly a Beautiful property a private utopia with a mother-in-laws or teen quarters. Centrally located between Reno and Carson City - 30 minutes to downtown Reno, 30 minutes to Lake Tahoe 30 minutes to Carson City 30 minutes to Virginia City. Close to Summitt Mall - this home has been remodeled and truly is a pleasure to show. REGULAR SALE. Main house is 2180 square feet - in-law quarters is 1700 square feet -

Extended Remarks

Please give as much notice to show as possible (preferably after 5:00 pm) as we need to be senstative to family pets.

Private Remarks

Sale of home to coincide with successful close of escrow of Seller's new home.

Sold Information

Selling Agent
Selling Office 1
Selling Agent 2
Selling Office 2

Sold Price
Sold Price per SqFt
How Sold
Contract Date
Closing Date

120011645

This Information is deemed reliable, but not guaranteed.

09/26/2012

Page 2 of 2

REY00006

DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

| | |
|--|--|
| Licensee: The licensee in the real estate transaction is <u>A.J. Johnson</u> | |
| whose license number is <u>32321</u> | The licensee is acting for [client's name(s)] <u>Harry R. Reynolds, Deann Reynolds</u> |
| who is/are the <input checked="" type="checkbox"/> Seller/Landlord; <input type="checkbox"/> Buyer/Tenant. | |
| Broker: The broker is <u>James E. Johns</u> , whose | |
| company is <u>J.E. Johns & Associates</u> | |

Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

Licensee Acting for Both Parties: You understand that the licensee (Client Init) may or (Client Init) may not, in the future act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

| I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure. | | | | | |
|---|--|--------------------|---------------|---------------|---------------|
| <u>(Signature)</u> Seller/Landlord Harry R. Reynolds | | 09/21/2012 Date | _____ Time | | |
| <u>(Signature)</u> Seller/Landlord Deann Reynolds | | 09/21/2012 Date | _____ Time | | |
| | | Buyer/Tenant | | _____ Date | _____ Time |
| | | Buyer/Tenant | | _____ Date | _____ Time |

Approved Nevada Real Estate Division
Replaces all previous versions

Page 1 of 1

525
Revised 10/25/07

J.E. Johns & Associates PO Box 12201 Reno, NV 89510
Phone: 775.856.2525 0 Fax: 775.851.3325

James Johns

Untitled

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REY00026

602

Residential Listing Input Form



TYPE OF PROPERTY ☒ Site/Stick Built ☐ Condo/Townhouse
☐ Manuf/Modular ☐ Shared Ownership

LISTING DATE September 21, 2012

EXPIRATION DATE February 28, 2013

Agent Name A.J. Johnson

2nd Agent _____

Office J.E. Johns & Associates

2nd Office _____

Agent email ajjohns@jca.com

2nd Agent email _____

Contact Name _____

Phone _____

Showing Instructions: ☒ Listing Agent ☐ Listing Office ☒ Owner ☐ Tenant

To Show, please contact: _____

☒ Lockbox Direct ☐ Lockbox/Call 1st ☐ Drive By ☐ Showing Assist ☐ Showing Service
(Other than Showing Assist)

(This field is alpha/numeric. Enter the name and exact phone number or email address that members should use to schedule a showing)

Price \$ 399,999

CommBB ☐ \$ ☐ % 2.5

Variable Rate ☒ Y ☐ N

Sliding Scale ☐ Y ☒ N

Area 174

Address # 20957

Direction _____

Street Anton Road

Type _____

Unit # _____

City Reno

State Nev Zip _____

County _____

Washoe

Xstreet/Directions 3951 Pleasant Valley / Anton

Parcel # 04533711

Acreage _____

Water Rights ☐ Y ☐ N

Taxes \$ 273410

Assessment \$ 0

HUD ☐ Y ☐ N

SALE/LEASE

- ☒ For Sale
☐ For Lease/Option
☐ For Sale or Lease Option
☐ For Auction

LISTING TYPE

- ☒ Exclusive Right
☐ Exclusive Agency
☐ Exclusive Right with Reservations

SPECIAL CONDITIONS OF SALE

- ☐ REO
☒ None
☐ Relocation
☐ Short Sale
☐ Subj. to Court Approval
☐ Yes-Other _____

FANNIE MAE FIRST ☐ Y ☒ N

LIMITED SERVICE LISTING ☐ Y ☒ N

COMMON INTEREST OWNERSHIP ☐ Y ☒ N

ATTACHED/Common Wall ☐ Y ☒ N

SCHOOLS:

Verify with District

Elem. Pleasant View

Middle Deer

High Carson

Bedrooms # 3

Baths #Full or 3/4 2

#Half 0

#Garage 4

#Carport 0

STORIES 1

TOTAL LIVING SPACE 2100 + 600

SOURCE OF SQ FT ☒ Owner ☐ Assessor ☒ Appraiser ☐ Agent ☐ Plans

YEAR BUILT 1986

ZONING LD3/SFR

ZONING CATEGORY

- ☐ Single Family
☐ Multifamily
☐ Manufactured Housing
☐ Office
☐ PUD
☐ Commercial
☐ Industrial
☐ Agricultural
☐ Non-conforming

SOURCE OF ZONING

- ☒ Owner
☐ Assessor
☐ Appraiser
☐ City

HORSES OKAY

- ☒ Yes
☐ No

CONSTRUCTION

- ☒ Frame
☐ Masonry
☐ Rock
☐ Log
☐ 2x6 Exterior
☐ Manuf/converted
☐ Manuf/not converted
☐ Manuf/conv. in escrow
☐ Modular
☐ Insulated Concrete Forms
☐ Low VOC Products
☐ Alternative Materials

CHECK ALL THAT APPLY

A. GARAGE TYPES

- ☐ 1. None
☒ 2. Attached
☐ 3. Detached
☐ 4. Under
☐ 5. Both Att & Det
☐ 6. Tandem
☐ 7. Carport
☐ 8. Designated Parking
☐ 9. Common

B. HOA AMENITIES

- ☐ 1. No Amenities
☐ 2. Add'l Parking
☐ 3. Adult Living Certified 55+
☐ 4. Air Strip Access
☐ 5. Beach
☐ 6. Boat Launch
☐ 7. Buoy
☐ 8. Carport
☐ 9. Club Hs/Rec Rm
☐ 10. Com. Area Maint.
☐ 11. Dock
☐ 12. Equestrian
☐ 13. Exterior Maint.
☐ 14. Garage
☐ 15. Gates/Fences
☐ 16. Golf
☐ 17. Gym
☐ 18. Insured Structure
☐ 19. Landsc. Maint. Full
☐ 20. Landsc. Maint. Part
☐ 21. Life Guard
☐ 22. Marina
☐ 23. Nordic Trails
☐ 24. On-site Mgt.
☐ 25. Pier

- ☐ 26. Pool
☐ 27. Racquetball
☐ 28. Sauna
☐ 29. Security
☐ 30. Security Gates
☐ 31. Shuttle Service
☐ 32. Ski Area
☐ 33. Snow Removal
☐ 34. Spa/Hot Tub
☐ 35. Storage
☐ 36. Tennis
☐ 37. Full Utilities
☐ 38. Partial Utilities

C. ADJOINS

- ☐ 1. Golf Course
☐ 2. Greenbelt
☐ 3. Lake
☐ 4. Creek/Stream
☐ 5. Forest
☐ 6. BLM/BIA
☒ 7. Street
☐ 8. Undeveloped Acr.
☐ 9. Common Area
☐ 10. Split Lake Front
☐ 11. Air Strip
☐ 12. River

D. VIEW (OPTIONAL)

- ☒ 1. Yes
☐ 2. Mountain
☐ 3. Lake
☐ 4. Golf Course
☐ 5. City
☐ 6. Park
☐ 7. Valley
☐ 8. Desert
☐ 9. River
☐ 10. Greenbelt
☐ 11. Trees
☐ 12. Creek
☐ 13. Wooded
☐ 14. Filtered Lake View
☐ 15. Peak View
☐ 16. Year Round Stream
☐ 17. Ski Resort
☐ 18. Meadow

Agent _____

Seller _____

Seller _____

NNRMLS 7/8/2011 page 1 of 3

J.E. Johns & Associates P.O. Box 12201 Reno, NV 89510
 Phone: 775.856.2525 Fax: 775.851.3325

James Johns

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Untitled

REY00027

603

Residential Listing Input Form page 2

CHECK ALL THAT APPLY



Listing #

E. INTERIOR FEATURES/ PERSONAL PROP. INCL.

- ☒ 1. None
- ☒ 2. Drapes/Curtains
- ☒ 3. Blinds/Shades
- ☒ 4. Rods
- ☒ 5. Garage Door Opener(s)
- ☒ 6. Smoke Detector
- ☒ 7. Intercom
- ☒ 8. Security System/Owned
- ☒ 9. Security System/Leased
- ☒ 10. Central Vacuum
- ☒ 11. Humidifier
- ☒ 12. Filter System
- ☒ 13. Washer
- ☒ 14. Dryer
- ☒ 15. Hot Tub
- ☒ 16. Softener/Rented
- ☒ 17. Water Softener/Owned
- ☒ 18. Furnished
- ☒ 19. Refrigerator
- ☒ 20. Portable Dishwasher
- ☒ 21. Microwave (portable)

F. LIVING ROOM

- ☒ 1. None
- ☒ 2. Separate/Formal
- ☒ 3. Combo/Fam. Rm
- ☒ 4. Great Room
- ☒ 5. Fireplace/Woodstove/Pellet
- ☒ 6. High Ceiling
- ☒ 7. Ceiling Fan
- ☒ 8. Combo/Dining Rm

G. DINING ROOM

- ☒ 1. Separate/Formal
- ☒ 2. Kitchen Combo
- ☒ 3. Living Rm Combo
- ☒ 4. Family Rm Combo
- ☒ 5. Great Room
- ☒ 6. Fireplace/Woodstove/Pellet
- ☒ 7. High Ceiling
- ☒ 8. Ceiling Fan
- ☒ 9. No Dining Room

H. FAMILY ROOM

- ☒ 1. None
- ☒ 2. Separate
- ☒ 3. Combo/Living Room
- ☒ 4. Great Room
- ☒ 5. Fireplace/Woodstove/Pellet
- ☒ 6. High Ceiling
- ☒ 7. Ceiling Fan

I. KITCHEN

- ☒ 1. Gas Range
- ☒ 2. Electric Range
- ☒ 3. Single Oven
- ☒ 4. Double Oven
- ☒ 5. Refrigerator
- ☒ 6. Built-in Dishwasher
- ☒ 7. Garbage Disposal
- ☒ 8. Microwave - Built-in
- ☒ 9. Trash Compactor
- ☒ 10. Island
- ☒ 11. Pantry
- ☒ 12. Breakfast Bar
- ☒ 13. Breakfast Nook
- ☒ 15. CookTop
- ☒ 99. None of the Above

J. MASTER BDRM

- ☒ 1. None
- ☒ 2. Walk-In Closet
- ☒ 3. Fireplace, Woodstove, Pellet
- ☒ 4. High Ceiling
- ☒ 5. Ceiling Fan
- ☒ 6. Double Sinks

K. LAUNDRY AREA

- ☒ 1. None
- ☒ 2. Yes
- ☒ 3. Hall Closet
- ☒ 4. Kitchen
- ☒ 5. Garage
- ☒ 6. Bathroom Combo
- ☒ 7. Laundry Room
- ☒ 8. Laundry Sink
- ☒ 9. Cabinets
- ☒ 10. Shelves
- ☒ 11. Common

L. OTHER ROOMS

- ☒ 1. None
- ☒ 2. Yes
- ☒ 3. Office/Den (not incl. in bdrms)
- ☒ 4. Study/Library
- ☒ 5. Game Room
- ☒ 6. Sewing Room
- ☒ 7. Bonus Room
- ☒ 8. Loft
- ☒ 9. Entry/Foyer
- ☒ 10. Atrium
- ☒ 11. Mud Room
- ☒ 12. Workshop
- ☒ 13. Maid's Room
- ☒ 14. Sunroom
- ☒ 15. Bdrm/Office on Main Flr
- ☒ 16. Basement-Finished
- ☒ 17. Basement-Unfinished
- ☒ 18. Basement-Walkout/Daylight
- ☒ 19. Guest House
- ☒ 20. In-Law Quarters
- ☒ 21. Rec Room

M. FLOOR COVERING

- ☒ 1. Carpet
- ☒ 2. Ceramic Tile
- ☒ 3. Vinyl Tile
- ☒ 4. Sheet Vinyl
- ☒ 5. Wood
- ☒ 6. Stone
- ☒ 7. Brick
- ☒ 8. Laminale
- ☒ 9. Concrete
- ☒ 10. Marble
- ☒ 11. Slate
- ☒ 12. Porcelain
- ☒ 13. Travertine
- ☒ 99. None/Unfinished

N. FOUNDATION

- ☒ 1. None
- ☒ 2. Concrete/Crawl Space
- ☒ 3. Concrete Slab
- ☒ 4. Masonry
- ☒ 5. Wood
- ☒ 6. Post & Pier
- ☒ 7. Stone
- ☒ 8. Full Perimeter
- ☒ 9. 8-Point
- ☒ 10. Strip

O. EXTERIOR

- ☒ 1. Masonry Veneer
- ☒ 2. Stucco
- ☒ 3. Wood Siding
- ☒ 4. Metal Siding
- ☒ 5. Vinyl Siding
- ☒ 6. Rock

- ☒ 7. Asbestos
- ☒ 8. Log
- ☒ 9. Masonite
- ☒ 10. Brick
- ☒ 11. Fiber Cement Siding

P. ROOF

- ☒ 1. Pitched
- ☒ 2. Flat
- ☒ 3. Gravel
- ☒ 4. Asphalt
- ☒ 5. Composition/Shingle
- ☒ 6. Wood/Shake
- ☒ 7. Tile
- ☒ 8. Metal

Q. HEATING/COOLING

- ☒ 1. Natural Gas
- ☒ 2. Propane
- ☒ 3. Oil
- ☒ 4. Electric
- ☒ 5. Solar
- ☒ 6. Wood/Coal
- ☒ 7. Geothermal
- ☒ 8. Forced Air
- ☒ 9. Wall Heater
- ☒ 10. Hot Water System
- ☒ 11. Baseboard
- ☒ 12. Fireplace
- ☒ 13. Heat Pump
- ☒ 14. Radiant Heat-Ceiling
- ☒ 15. Radiant Heat-Floor
- ☒ 16. Floor Furnace
- ☒ 17. Radiator
- ☒ 18. No Heat
- ☒ 19. Central Refrig. A/C
- ☒ 20. Evap. Cooling
- ☒ 21. Air Unit

R. WATER HEATER

- ☒ 1. Natural Gas
- ☒ 2. Propane
- ☒ 3. Electric
- ☒ 4. Solar
- ☒ 5. Oil
- ☒ 6. Circulating Pump
- ☒ 7. On Demand
- ☒ 8. Geothermal
- ☒ 9. None

S. WINDOWS

- ☒ 1. Single Pane
- ☒ 2. Double Pane
- ☒ 3. Triple Pane
- ☒ 4. Storm Windows
- ☒ 5. Metal Frame
- ☒ 6. Wood Frame
- ☒ 7. Vinyl Frame
- ☒ 8. Low E
- ☒ 9. Combo/Varies
- ☒ 10. 100% Energy Star

T. FIREPLACE

- ☒ 1. None
- ☒ 2. Yes
- ☒ 3. One
- ☒ 4. Two or More
- ☒ 5. Wood-Burning Stove
- ☒ 6. Wood/Coal Stove
- ☒ 7. Pellet Stove
- ☒ 8. Gas Stove
- ☒ 9. Air Circulating
- ☒ 10. Insert
- ☒ 11. Fireplace
- ☒ 12. Free Standing
- ☒ 13. Gas Log

U. UTILITIES

- ☒ 1. Electricity
- ☒ 2. Natural Gas

- ☒ 3. Propane
- ☒ 4. Oil
- ☒ 5. City/County Water
- ☒ 6. Well-Private
- ☒ 7. Well-Community
- ☒ 8. Assessment to Assume
- ☒ 9. City Sewer
- ☒ 10. Community Sewer
- ☒ 11. Septic
- ☒ 12. Cable
- ☒ 13. DSL Available
- ☒ 14. T1 + Available
- ☒ 15. Telephone
- ☒ 16. Water Meter Installed
- ☒ 17. Solar (photovoltaic)
- ☒ 18. Wind
- ☒ 19. Generator

V. LANDSCAPED

- ☒ 1. None
- ☒ 2. Yes
- ☒ 3. Fully Landscaped
- ☒ 4. Partially Landscaped

W. SPRINKLERS

- ☒ 1. None
- ☒ 2. Full Sprinklers
- ☒ 3. Front
- ☒ 4. Back
- ☒ 5. Drip-Full
- ☒ 6. Drip-Front
- ☒ 7. Drip-Back
- ☒ 8. Automatic
- ☒ 9. Manual

X. FENCED

- ☒ 1. None
- ☒ 2. Full
- ☒ 3. Front
- ☒ 4. Back
- ☒ 5. Partial

Y. PATIO/DECK

- ☒ 1. None
- ☒ 2. Yes
- ☒ 3. Uncovered
- ☒ 4. Covered
- ☒ 5. Enclosed-Screen
- ☒ 6. Enclosed-Glass
- ☒ 7. Breezeway-Open
- ☒ 8. Breezeway-Closed
- ☒ 9. Deck
- ☒ 10. Patio

Z. EXTERIOR FEATURES

- ☒ 1. RV Access/Parking
- ☒ 2. RV Garage
- ☒ 3. Satellite Dish/Owned
- ☒ 4. TV Antenna
- ☒ 5. Dog Run
- ☒ 6. Storage Shed
- ☒ 7. Barn-Outbuildings
- ☒ 8. Corrals/Stalls
- ☒ 9. Above Ground Pool
- ☒ 10. In-Ground Pool
- ☒ 11. Spa/Hot Tub
- ☒ 12. Sauna
- ☒ 13. Tennis Courts
- ☒ 14. BBQ-Built In
- ☒ 15. BBQ-Stubbed In
- ☒ 16. Heated Driveway
- ☒ 17. Gazebo
- ☒ 18. Pier
- ☒ 19. Boat House
- ☒ 20. None, N/A
- ☒ 21. Workshop

ZA. WATER TEST

- ☒ 1. Yes
- ☒ 2. No
- ☒ 3. Copy on File

ZB. ACCESS

- ☒ 1. Public
- ☒ 2. Private
- ☒ 3. Private w/Maint Agrmt

ZC. TOPOGRAPHY

- ☒ 1. Level
- ☒ 2. Upslope
- ☒ 3. Downslope
- ☒ 4. Steep
- ☒ 5. Rolling
- ☒ 6. Gentle
- ☒ 7. Hilly
- ☒ 8. Comb/Varies
- ☒ 9. Cul-de-sac
- ☒ 10. Flag Lot
- ☒ 11. Corner Lot

ZD. OWNER(S) MAY SELL (Optional)

- ☒ 1. Conventional
- ☒ 2. FHA
- ☒ 3. VA
- ☒ 4. Owner Carry 1st
- ☒ 5. Owner Carry 2nd
- ☒ 6. Cash
- ☒ 7. Exchange/1031
- ☒ 8. Lease/Option

ZE. ACCESSIBILITY (Optional)

- ☒ 1. Bell Lights
- ☒ 2. Electric Lift
- ☒ 3. Entry Ramp
- ☒ 4. No Steps
- ☒ 5. Roll-in Shower
- ☒ 6. Sliding Shelves
- ☒ 7. Triangle Exit
- ☒ 8. Wide Width Doorways
- ☒ 9. Wide Width Hallways

ZF. "GREEN" FEATURES

- ☒ 1. Yes, See Assoc. Docs*
- ☒ 2. None
- ☒ 3. One or more Energy Star Rated Appliances*

*Indicates documented energy efficient ratings, appliances or features. If Green Features ZF: 1 or 3 is checked, worksheet MUST be uploaded into Associated Docs.

CONDO ONLY

UNIT LEVEL

- ☒ 1. Ground Floor
- ☒ 2. Mid Level
- ☒ 3. Top Floor

UNCONV. MANUF. HOUSING ONLY

HUD#

SERIAL#

PERS. PROP TAXES \$

SKIRTING

- ☒ 1. None
- ☒ 2. Full
- ☒ 3. Part

WIDTH

- ☒ 1. Single
- ☒ 2. Double
- ☒ 3. Triple

Agent

Initial

Seller

Initial

Seller

Initial

604

Residential Listing Input Form page 3



HOA ☐ Y ☒ N

ASSOC. FEE \$

MONTHLY, QTLY, ANNUAL

ASSOC. TRANS FEE \$

CCR/RESTRICTIONS ☐ Y ☐ N

IPES

COVERAGE

Lake Tahoe properties only

HOA/MGT Co. Name & Phone (req'd if HOA = Yes):

POSSESSION

- ☐ COE
☒ Negotiable
☐ Subject to Tenants
☐ Seller Requires Rent Back

OCCUPIED BY

- ☒ Owner
☐ Tenant
☐ Vacant
☐ Under Construction

SELLER: INITIAL TO OPT-OUT

color initial I/We have elected NOT to display the listed Property on ANY Internet Site

seller initial I/We have elected to WITHHOLD the Address of the listed Property from display on ANY Internet Site

color initial I/We DO NOT want an Automated Valuation displayed or linked to the listed Property. (consumers may be notified that this feature was disabled at the request of the seller)

seller initial I/We DO NOT want a Commentary/Review Section displayed or linked to the listed Property. (consumers may be notified that this feature was disabled at the request of the seller)

FOR INPUT TO MLS

INTERNET

- ☐ Yes
☐ No
☐ Yes, without address

AUTOMATED VALUATION

- ☐ Yes
☐ No

COMMENTARY/REVIEWS

- ☐ Yes
☐ No

Listing #

MLS REMARKS (512 character maximum - no contact information allowed in MLS Remarks or Extended Remarks per MLS Rules/Regulations)

main house second house Garage w/ office
 2180 approx 1700 approx 600 approx
 agent request appraisal be done to verify pertinent info
 sale to complete with successful close at closing of
 30 days 1000 home

EXTENDED REMARKS (additional 512 characters - use separate page to compile for entry; extended remarks appear on the full profile sheets only)

PRIVATE REMARKS (512 characters - Only appear on the MLS All Fields Report and are confidential member-to-member comments - not for public distribution)

REAL ESTATE DIRECTORY

- ☒ Publish
☐ Do Not Publish

* a per issue insertion fee will be billed to your account each time the listing is published in the REALTORS® Real Estate Directory.

PUBLISH UNTIL Date

* if no date is indicated, ad will run until manually removed or reported SOLD, PENDING NO SHOW, EXPIRED, WITHDRAWN, etc. ACTIVE PENDING status will not remove this listing from the publication.

REAL ESTATE DIRECTORY AD LINES Only 395 of 512 characters will print in the magazine; if Directory Ad Lines are blank, MLS Remarks will print with your ad.

Seller(s) signature(s) below acknowledge(s) the following:

1. Seller(s) authorization for the use of a lockbox in the marketing of this property.
2. That the undersigned agent is authorized to submit the information contained herein to the Northern Nevada Regional Multiple Listing Service ("NRRMLS") for the purpose of publication in current multiple listing service ("MLS") compilations and dissemination of all information contained herein to its members during the specified listing period.
3. That the Seller acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information and other copyrightable data and information relating to the property, provided by Seller (the "Listing Content"), may be included in compilations of listings, and otherwise distributed, publicly displayed and reproduced.
4. That Seller(s) grants to listing Broker a non-exclusive, irrevocable, worldwide, royalty free license to use, sublicense, publish, display, reproduce, prepare derivative works and distribute Listing Content provided by Seller, and certifies that the Listing Content provided does not violate or infringe upon the rights, including copyright rights, of any person or entity.
5. That the listing broker, his authorized representatives, the NRRMLS and its shareholders, trustees, officers, employees, and agents are not responsible for vandalism, theft or damage of any nature whatsoever to the property.
6. That the property is offered without respect to race, religious creed, color, national origin, disability, ancestry, familial status, sex, sexual orientation, marital status, source of income or any other class protected under applicable state and federal laws.
7. Seller(s) understanding that there is no contractual relationship between the seller(s) and the NRRMLS or its shareholders, trustees, officers, employees or agents.
8. Seller(s) receipt of a copy of this property listing form.

Execution of this listing input form confirms that I (we) have executed concurrently herewith an "Exclusive Right to Sell" listing agreement with the undersigned licensee, unless otherwise noted in the body of the listing form. I (we) acknowledge that the information herein is true and correct to the best of my/our knowledge and I (we) agree to indemnify and hold the undersigned licensee, his/her broker, and the NRRMLS and its shareholders, trustees, officers, employees and agents free and harmless from any liability or damage arising from incorrect or undisclosed information provided by me (us).

Seller Harry R. Reynolds Date 9/21/12

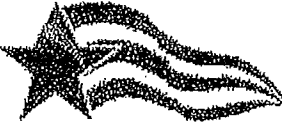
Listing Agent A.J. Johnson Date 9-21-12

Seller Deann Reynolds Date 9/21/12

Listing Broker James E. Johns Date 9-21-12

605

New American
M O R T G A G E



January 3, 2013

Mr. and Mrs. Jon Lindberg
1204 Skinner Drive
Washoe Valley, NV 89704

Dear Jon and Michal,

I'm pleased to inform you that you have been pre-approved by the automated underwriter for the following loan:

Purchase Price = \$375,000
Loan Amount = \$337,500

Your credit is superior and your income and assets for down payment have been verified. Once you are in contract, your file will be reviewed by an underwriter along with an appraisal and title report.

Sincerely,

Vicki St. John
Vicki.stjohn@newamerican.com
775-848-1913
10663 Professional Circle
Suite B
Reno, NV 89521

REY00038

6056

MLS All Fields
MLS # 100003229

Status EXPIRED

Asking Price \$479,000

Class Residential

Type Site/Stick Built

Address 20957 Eaton Rd.

Unit #
City Reno

State NV

Zip 89521

Area 174 Pleasant Valley

Property Information

Bedrooms # 3
Baths #Full or 3/4 2
Half Baths 0
Garage 2
Carport 0
Total Parking Cap. 2
Stories 1 Story
Unit Level
Total Living Space 2180
Source of Sqft Assessor
Price per SQFT 219.72
Year Built 1986
Acreage 1.09
Construction 2x6 Exterior
Xstreet/Directions Pleaston Valley Rd.

County Washoe
Parcel # 04533711
Taxes \$ \$2,705.88
Assessment \$ 0.00
Zoning Actual LDS
Source of Zoning Assessor
Horses Okay Yes
Elementary School Pleasant Valley
Middle School Depoall
High School Damonte
IPES
Coverage

Common Interest Ownership No
Attached Common Wall No
Water Rights No
HOA No
HOA/Mgt Co

Assoc Fee \$
Assoc Trans Fee \$

Setup Fee
Other Fee
CC/R Restrictions No

Unconverted Manuf. Housing Only

Serial # Width
HUD # Skirting

Personal Property Taxes
Agent / Showing Information

Agent Clay D Belding - 775-745-8502
Agent E-mail clayb@realty500.com
Listing Office 1 First Choice Realty 500 - 775-972-0500
Listing Agent 2
Listing Agent 2 E-mail
Listing Office 2

Showing Instructions Call Listing Agent
To Show Contact

Occupied By Owner
Contact Name Clay Belding
Contact Phone 775-745-8502

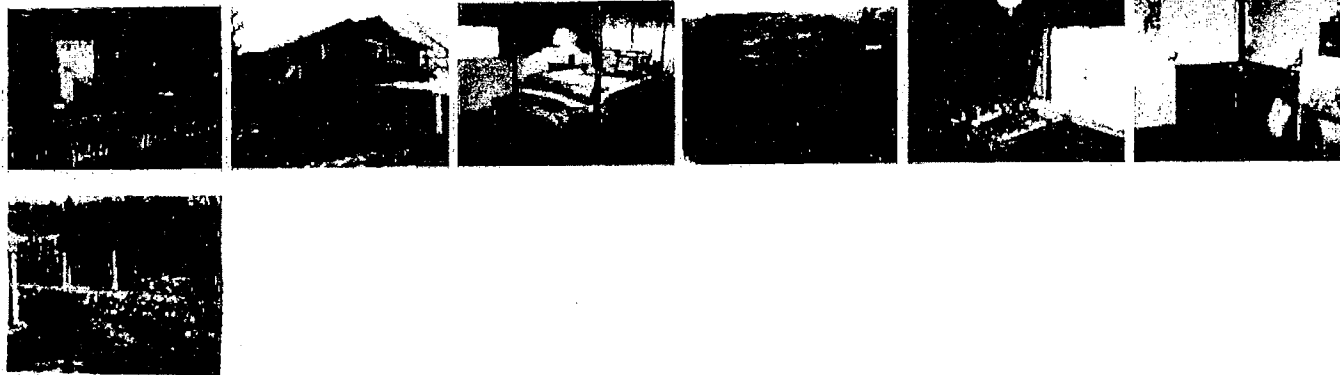
Listing Information

Comm to BB 3.00 **CBB \$ or %** %
Variable Rate No
Sliding Scale No
Sale/Lease For Sale
Listing Type Exclusive Right
Possession COE
Limited Service Listing No
Special Conditions of Sale None
Fannie Mae First No
HUD

Original Price \$479,000
Days on Market 93
Days On MLS 93
Cumulative DOM 93
Cumulative DOMLS 93
Agent Hit Count
Client Hit Count
Listing Date 3/8/2010
Input Date 3/8/2010 11:32 AM
Expiration Date
Update Date 6/8/2010
Status Date 6/9/2010
Price Date 3/8/2010
HotSheet Date 6/9/2010
Off Market Date 6/9/2010

Internet Display Options

Internet Display Yes
Internet Plus
Automated Valuation
Commentary/Reviews



100003229

Features

| | | | |
|-----------------------|--|--------------------------|--|
| GARAGE TYPES | Attached | FOUNDATION | Concrete/Crawl Space |
| HOA AMENITIES | No Amenities | EXTERIOR | Wood Siding |
| ADJOINS | Street | ROOF | Pitched, Composition/Shingle |
| VIEW | Yes, Mountain, Valley | HEATING/COOLING | Propane, Forced Air, Central Refrig A/C |
| INT FTRS/PRSNL | Drapes/Curtains, Blinds/Shades, Rods, Garage Door | WATER HEATER | Electric |
| PROP INCLD | Opener(s), Smoke Detectors, Security System | WINDOWS | Double Pane, Metal Frame |
| LIVING ROOM | /Owned | FIREPLACE | Yes, One, Pellet Stove |
| DINING ROOM | Separate/Formal, Fireplace/Woodstove/Pellet, High | UTILITIES | Electricity |
| FAMILY ROOM | Ceiling, Ceiling Fan | LANDSCAPED | Yes, Fully Landscaped |
| KITCHEN | Separate/Formal, Ceiling Fan | SPRINKLERS | Full Sprinklers, Drip-Full |
| | None | FENCED | Full |
| | Electric Range, Double Oven, Built-In Dishwasher, | PATIO/DECK | Covered |
| | Garbage Disposal, Microwave Built-In, Island, Cook | EXTERIOR FEATURES | RV Access/Parking, Satellite Dish/Owned, |
| | Top | | Storage Shed, Barn-Outbuildings, Gazebo |
| MASTER BEDROOM | Ceiling Fan, Shower Stall, Jetted Tub | WATER TEST | Yes |
| LAUNDRY AREA | Garage | ACCESS | Public |
| OTHER ROOMS | Entry/Foyer, Guest House, In-Law Quarters | TOPOGRAPHY | Upslope |
| FLOOR COVERING | Carpet, Ceramic Tile, Porcelain | OWNER(S) MAY SELL | Conventional, FHA, VA, Cash |
| | | GREEN FEATURES | None |

MLS Remarks

Come live the country life in the city. Two houses situated on over an acre and still room for all your toys and horses. Beautifully maintained home, with a newly remodeled kitchen and fresh paint throughout. Come see for yourself.

Extended Remarks**Private Remarks**

Agents, please call Clay @ 775-745-8502 to show. Elderly woman at house mostly full time so call before to get instructions. Thank you.

Sold Information

Selling Agent
Selling Office 1
Selling Agent 2
Selling Office 2

Sold Price
Sold Price per SqFt
How Sold
Contract Date
Closing Date

100003229

This information is deemed reliable, but not guaranteed.

03/08/2015

Page 2 of 2

REY00008

584

MLS All Fields

220

MLS # 9601004
Status SOLD
Address 20957 EATON ROAD
Unit #
City
State
Zip 00000
Area 174 Pleasant Valley
Asking Price \$239,500
Class Residential
Type Site/Stick Built


Property Information

| | | |
|---|--|----------------------------------|
| Bedrooms # 3 | County | Common Interest Ownership |
| Baths #Full or 3/4 2 | Parcel # 04533711 | Attached Common Wall |
| # Half Baths 0 | Taxes \$ \$1,653.00 | Water Rights |
| # Garage 0 | Assessment \$ 0.00 | HOA |
| # Carport 0 | | HOA/Mgt Co |
| Total Parking Cap. 2 | Zoning Actual SFR | |
| Stories 1 Story | Source of Zoning Appraiser | Assoc Fee \$ 0.00 |
| Unit Level | Horses Okay Yes | Assoc Trans Fee \$ 0.00 |
| Total Living Space 2180 | Elementary School Pleasant Valley | Setup Fee |
| Source of SqFt Assessor | Middle School Pine | Other Fee |
| Price per SQFT 109.86 | High School Galena | CC/R Restrictions |
| Year Built | IPES | |
| Acreage | Coverage | |
| Construction Frame | | |
| Xstreet/Directions PLEASANT VALLEY | | |

Unconverted Manuf. Housing Only
Serial # **Width**
HUD # **Skirting**
Personal Property Taxes

Agent / Showing Information

| | |
|---|---|
| Agent Phillip J Kenny - Cell: 775-722-9409 | Showing Instructions Call Listing Office |
| Agent E-mail | To Show Contact |
| Listing Office 1 New Dimensions, Inc. - Office: 775-322-1093 | |
| Listing Agent 2 | Occupied By Owner |
| Listing Agent 2 E-mail | Contact Name WITHHELD |
| Listing Office 2 | Contact Phone WITHHELD |

Listing Information

| | | | |
|-------------------------------------|--------------------|---------------------------------|--------------------------------------|
| Comm to BB 2.00 | CBB \$ or % | Original Price \$239,500 | Listing Date 2/8/1996 |
| Variable Rate No | | Days on Market 104 | Input Date 1/28/1997 10:00 PM |
| Sliding Scale | | Days On MLS 0 | Expiration Date |
| Sale/Lease For Sale | | Cumulative DOM 104 | Update Date 6/3/1996 |
| Listing Type Exclusive Right | | Cumulative DOMLS 0 | Status Date 5/23/1996 |
| Possession COE | | Agent Hit Count | Price Date |
| Limited Service Listing | | Client Hit Count | HotSheet Date |
| Special Conditions of Sale | | | Off Market Date 5/22/1996 |
| Fannie Mae First | | | |
| HUD | | | |

Internet Display Options
Internet Display Yes **Automated Valuation**
Internet Plus **Commentary/Reviews**

Features

| | | | |
|----------------------------------|--|--------------------------|-------------------------------|
| HOA AMENITIES | No Amenities | EXTERIOR | Masonite |
| ADJOINS | Street | ROOF | Composition/Shingle |
| VIEW | Yes, Mountain, Desert | HEATING/COOLING | Propane, Forced Air |
| INT FTRS/PRSNL PROP INCLD | Drapes/Curtains | WATER HEATER | Electric |
| KITCHEN | Gas Range, Electric Range, Single Oven, Pantry | FIREPLACE | Wood-Burning Stove |
| LAUNDRY AREA | Yes, Laundry Room | UTILITIES | Well-Community, Septic, Cable |
| FLOOR COVERING | Wood | LANDSCAPED | Yes, Fully Landscaped |
| | | FENCED | Full |
| | | PATIO/DECK | Yes |
| | | EXTERIOR FEATURES | RV Access/Parking |
| | | TOPOGRAPHY | Gentle |

MLS Remarks

DOWN HOME PRICE FOR A MINI ESTATE! THIS TRULY IS A PRIDE OF OWNERSHIP HOME. YOUR BUYERS WILL THANK YOU FOR FINDING THIS JEWEL. ONLY TEN YEARS YOUNG, THIS HOME HAS ALREADY BEEN UPDATED AND CONTINUOUSLY AND METICULOUSLY MAINTAINED. THE UNOBSTRUCTED VALLEY AND MOUNTAIN VIEWS CAN BE ENJOYED FROM

Extended Remarks

THE MASTER BEDROOM, LIVING ROOM OR THE YARD. THE PARK-LIKE GROUNDS OFFER AN INVITING RETREAT. THERE IS A CUSTOM BUILT GAZEBO, HORSESHOE PIT, BEAUTIFULLY DETAILED NATURAL RIVER ROCK WALLS, AND AN ABUNDANCE OF TREES. THE HOME ITSELF OFFERS AN OPEN, FLOWING FLOORPLAN HIGHLIGHTED BY A DRAMATIC HARDWOOD ENTRY, LARGE LIVING ROOM WITH CATHEDRAL CEILING AND A GENEROUS MASTER SUITE. THE MASTER BATH HAS A JACUZZI TUB AND SEPARATE SHOWER WITH IMPORTED TILE INLAY. THE SKYLIGHTED KITCHEN IS BRIGHT AND FUNCTIONAL WITH OAK CABINETS. WOOD STOVE IS NOT APPROVED AND WILL BE REMOVED. WITHIN THE THREE-RAIL PERIMETER FENCING LIES TWO WONDERFUL OUTBUILDINGS. THERE IS A 12X50 HORSEBARN WITH POWER, WATER AND PHONE AS WELL AS A TWO STORY CARRIAGE HOUSE. THE CARRIAGE HOUSE HAS A WORKSHOP BELOW AND A FINISHED UPSTAIRS CURRENTLY APPROVED FOR STORAGE. THIS IS A DREAM HOUSE AT ANY PRICE, BUT AT CURRENT LIST PRICE, IT WILL BE THE BEST DEAL IN THE VALLEY. BUYER TO VERIFY ALL INFO. ACT NOW!!!!!!

Private Remarks**Sold Information**

Selling Agent Merrle E Benesch - home: 775-853-8210
Selling Office 1 Dickson Realty - Caughlin - Office: 775-746-7000
Selling Agent 2
Selling Office 2

Sold Price \$235,000
Sold Price per SqFt
How Sold Owner
Contract Date 5/23/1996
Closing Date 5/22/1996

9601004

This information is deemed reliable, but not guaranteed.

03/16/2015

Page 2 of 2

REY00010

586

Subj: Re: Urgent from A.J. RE: 20067 Eaton
Date: 2/11/2013 4:19:16 P.M. Pacific Standard Time
From: bkincannon@kw.com
To: AJ4JJ@aol.com

My client is fine with the frigerators they want to look at the lawn mowers again. Quoting AJ4JJ@aol.com:

> 2-11-13
>
> BRIAN I NEED YOU TO RESPOND TO THIS E-MAIL IMMEDITELY
>
>
> I thought I attached the Water Quality Report (see attached) - The Seller
> is putting in a reverse osmosis system. As for the Rent back..Below is the
> scenario
>
>
> You Buyer needs to close by February 28 for his loan lock (which is fine)
>
> However, the Sellers cannot vacate either property until March 4, 2013 (as
> per the date on contract) because their home will not be ready until then.
> Also, the mother DOES NOT NEED TO RENT BACK AT ALL
>
> so, the price for the refrigerators are \$500.00 each x 2 = \$1,000.00
> \$500.00 for two (2)
> riding lawn mowers
>
>
> Please advise as to what your Buyer proposes - Thanks bunches. A.J.
>
>

REY00011

Monday, February 11, 2013 AOL: AJ4JJ

587

Subj: Re: List of Repairs - When can I expect it?: 20957 Eaton
Date: 2/11/2013 4:46:52 P.M. Pacific Standard Time
From: bkincannon@kw.com
o: AJ4JJ@aol.com
Tonight.

Brian

Quoting AJ4JJ@aol.com:

> 2-11-13
>
> When can I expect the List of Required Repairs.. A.J.
>
>
> In a message dated 2/11/2013 4:19:16 P.M. Pacific Standard Time,
> bkincannon@kw.com writes:
>
> My client is fine with the frigerators they want to look at the lawn
> mowers again. Quoting AJ4JJ@aol.com:
>
>> 2-11-13
>>
>> BRIAN I NEED YOU TO RESPOND TO THIS E-MAIL IMMEDITELY
>>
>>
>> I thought I attached the Water Quality Report (see attached) - The
> Seller
>> is putting in a reverse osmosis system. As for the Rent back..Below is
> the
>> scenario
>
>
>> You Buyer needs to close by February 28 for his loan lock (which is
> fine)
>>
>> However, the Sellers cannot vacate either property until March 4, 2013
> (as
>> per the date on contract) because their home will not be ready until
> then.
>> Also, the mother DOES NOT NEED TO RENT BACK AT ALL
>>
>> so, the price for the refrigerators are \$500.00 each x 2 = \$1,000.00
>> \$500.00 for two (2)
>> riding lawn mowers
>>
>>
>> Please advise as to what your Buyer proposes - Thanks bunches. A.J.
>>
>>
>
>
>
>

REY00012

Monday, February 11, 2013 AOL: AJ4JJ

588

Subj: **Message Regarding the Notice of Required Repairs**
Date: 2/13/2013 4:44:24 P.M. Pacific Standard Time
From: AJ4JJ@aol.com
To: bkincannon@kw.com
CC: AJ4JJ@aol.com, JJ4AJ@aol.com

2-13-13

As per the Notice of Required Repairs received on February 12, 2013.

At this juncture, the Seller is willing to do the following repair items.

1. Raise well casing above grade and bring to code.
2. Install new 366 Pressure Tank
3. 2250.02 hvac return air filter
4. Fix gas valve leak
5. Install reverse osmoses systems in both houses

Closing on February 28, 2013 Vacating the subject properties to be on March 4, 2013 by midnight (at no charge to Sellers - This was at the Buyer's request to save their loan lock.

Please advise as to whether not your Buyers are acceptable to these terms by 12:00 noon tomorrow 2-14-13.

REY00013

Wednesday, February 13, 2013 AOL: AJ4JJ

589

John

Subj: **Re: Urgent Urgent Urgent - John Johns**
Date: 2/13/2013 8:16:00 A.M. Pacific Standard Time
From: bkincannon@kw.com
To: AJ4JJ@aol.com
Hi Jim,

I have spoken with my client and they have spoken to Bruce he said the bladder is loosing pressure and is ten years old. My client wants all the items repaired on the repair addendum. They are fine with letting them stay the extra days and will purchase the 2 frigs and the lawn mower for \$1,400.

Thank you,
Brian
Kincannon Team
Keller Williams
bkincannon@kw.com

Quoting AJ4JJ@aol.com:

> Please call Jim Johns asap 721-2525

REY00014

Thursday, February 14, 2013 AOL: AJ4JJ

590

Subj: Re: Message Regarding the notice of Required Repairs
Date: 2/14/2013 12:09:02 P.M. Pacific Standard Time
From: bkincannon@kw.com
To: AJ4JJ@aol.com

My clients are good with that. Lets move forward.

Thanks,
Brian
Kincannon Team
Keller Williams
bkincannon@kw.com
775-338-2527

Quoting AJ4JJ@aol.com:

- > 2-13-13
- >
- > As per the Notice of Required Repairs received on February 12, 2013.
- >
- > At this juncture, the Seller is willing to do the following repair items.
- >
- > 1. Raise well casing above grade and bring to code.
- > 2. Install new 366 Pressure Tank
- > 3. 2250.02 hvac return air filter
- > 4. Fix gas valve leak
- > 5. Install reverse osmoses systems in both houses
- >
- > Closing on February 28, 2013 Vacating the subject properties to be on
- > March 4, 2013 by midnight (at no charge to Sellers - This was at the
- > Buyer's request to save their loan lock.
- >
- > Please advise as to whether not your Buyers are acceptable to these terms
- > by 12:00 noon tomorrow 2-14-13.

REY00015

Thursday, February 14, 2013 AOL: AJ4JJ

591

Subj: Re: Message Regarding the notice of Required Repairs
Date: 2/14/2013 12:09:02 P.M. Pacific Standard Time
From: bkincannon@kw.com
To: AJ4JJ@aol.com

My clients are good with that. Lets move forward.

Thanks,
Brian
Kincannon Team
Keller Williams
bkincannon@kw.com
775-338-2527

Quoting AJ4JJ@aol.com:

- > 2-13-13
- >
- > As per the Notice of Required Repairs received on February 12, 2013.
- >
- > At this juncture, the Seller is willing to do the following repair items.
- >
- > 1. Raise well casing above grade and bring to code.
- > 2. Install new 366 Pressure Tank
- > 3. 2250.02 hvac return air filter
- > 4. Fix gas valve leak
- > 5. Install reverse osmoses systems in both houses
- >
- > Closing on February 28, 2013 Vacating the subject properties to be on
- > March 4, 2013 by midnight (at no charge to Sellers - This was at the
- > Buyer's request to save their loan lock.
- >
- > Please advise as to whether not your Buyers are acceptable to these terms
- > by 12:00 noon tomorrow 2-14-13.

REY00016

Thursday, February 14, 2013 AOL: AJ4JJ

592

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Detail for Permit 57013B

Permit Information

Permit Number: 57013B Parcel Number: 045-337-11

Type Description of Permit: HISTORY PERMITS

Sub-Type Description of Permit:

Address: 20957 EATON RD, WCTY

Permit Description: DWELLING

Permit Status: APPROVED

Date Applied: 11/15/1991 Date Issued: 05/08/1986 Date Finalized, Certificate of Occupancy, or Complete: 03/14/1992

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Permit Fees

Total Fees \$0.00 Total Paid \$0.00 Balance Outstanding \$0.00

Permit Parties

| Name | Relationship |
|-------------|--------------|
| BROWN, J.E. | OWNER |

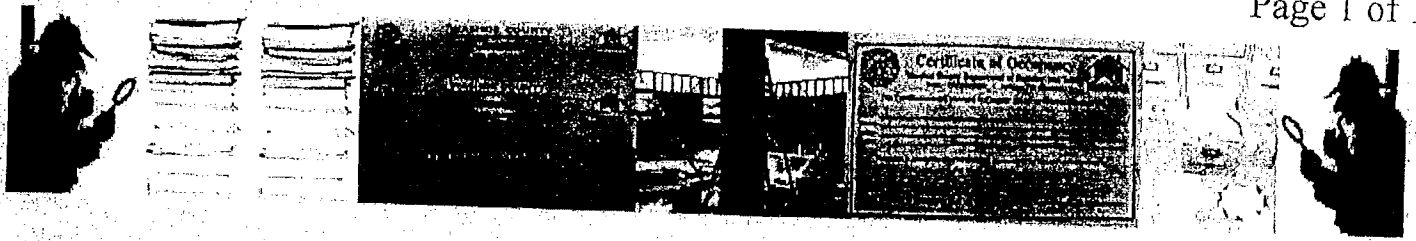
Permit Inspections

| Date Inspection | ID | Description | Action | Entered | Status | Comments |
|-----------------|----|-------------|--------|---------|--------|----------|
|-----------------|----|-------------|--------|---------|--------|----------|

Search for permits

You may search the database by address, permit number, or parcel.

| Search By | Number | Direction | Street Name (required) | |
|-----------|--------|-----------|------------------------|---------------------------------------|
| Address | | | Eaton | <input type="button" value="Search"/> |



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Searched for "Eaton" of type "address".

| Permit # | Status | Type Description | Sub-Type Description | Address | Parcel |
|-------------------------|----------|--------------------------------|----------------------|----------------------|----------------------------|
| 14-2339 | ISSUED | | Reno Re-inspection | 20957 EATON RD, WCTY | 045-337-11 |
| 14-2876 | ISSUED | | Reno - Residential | 20957 EATON RD, WCTY | 045-337-11 |
| 57013B | APPROVED | | | 20957 EATON RD, WCTY | 045-337-11 |
| 92-0322 | FINAL | Additions, Sunrooms & Remodels | | 20957 EATON RD, WCTY | 045-337-11 |
| 94-1759 | EXPIRED | Additions, Sunrooms & Remodels | | 20957 EATON RD, WCTY | 045-337-11 |
| 96-3555 | EXPIRED | Additions, Sunrooms & Remodels | | 20957 EATON RD, WCTY | 045-337-11 |
| 14-2876 | ISSUED | | Reno - Residential | 20957 EATON RD, WCTY | 045-337-11 |

Search for permits

You may search the database by address, permit number, or parcel.

Search By Direction



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Detail for Permit 92-0322

Permit Information

Permit Number: 92-0322 Parcel Number: 045-337-11
 Type Description of Permit: RESIDENTIAL BLDG PERMIT
 Sub-Type Description of Permit: Additions, Sunrooms & Remodels
 Address: 20957 EATON RD, WCTY

Permit Description: ADDITION

Permit Status: FINAL

Date Applied: 01/29/1992 Date Issued: 02/11/1992 Date Finalized, Certificate of Occupancy, or Complete: 05/06/1992

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Storm Water Runoff
Online Bachelor Degree
Stormwater Pollution
Construction Permit
Permit Services
Permit Applications

Permit Fees

Total Fees \$330.77 Total Paid \$330.77 Balance Outstanding \$0.00

Permit Parties

| Name | Relationship |
|--------------------------|--------------|
| SAUER RONALD J & GENET W | APPLICANT |
| SAUER RONALD J & GENET W | OWNER |

Permit Inspections

| Date | Inspection ID | Description | Action Entered | Status | Comments |
|------------|---------------|-------------------------------|----------------|----------|----------|
| 02/13/1992 | 100 | FOOTINGS/SETBACKS/REBAR | APPR | Approved | |
| 02/18/1992 | 110 | STEMWALL/GROUT/REBAR | APPR | Approved | |
| 02/20/1992 | 120 | UNDERFLOOR-PRIOR TO SHEATHING | APPR | Approved | |
| 03/10/1992 | 160 | ROUGH FRAMING/ELEC/PLMG/HTG | APPR | Approved | |
| 03/24/1992 | 210 | INSULATION | APPR | Approved | |
| 03/31/1992 | 220 | WALLBOARD | APPR | Approved | |
| 05/05/1992 | 260 | GRADING & FINAL | APPR | Approved | |

Search for permits

You may search the database by address, permit number, or parcel.

Search By: Number Direction Street Name (required)

Address: [v] [] [v] Eaton [] Search

REY00019

<http://bldgpermits.washoecounty.us/index.php?detail=92-0322&searchType...> 3/10/2015

595

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Detail for Permit 94-1759

Permit Information

Permit Number: 94-1759 Parcel Number: 045-337-11

Type Description of Permit: RESIDENTIAL BLDG PERMIT

Sub-Type Description of Permit: Additions, Sunrooms & Remodels

Address: 20957 EATON RD, WCTY

Permit Description: GARAGE AND STORAGE

Permit Status: EXPIRED

Date Applied: 04/28/1994 Date Issued: 05/11/1994 Date Finalized, Certificate of Occupancy, or Complete:

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Permit Fees

Total Fees \$313.34 Total Paid \$313.34 Balance Outstanding \$0.00

Permit Parties

| Name | Relationship |
|--------------------------|--------------|
| SAUER RONALD J & GENET W | APPLICANT |
| SAUER RONALD J & GENET W | OWNER |

Permit Inspections

| Date | Inspection ID | Description | Action Entered | Status | Comments |
|------------|---------------|-----------------------------|----------------|-------------------|----------|
| 01/06/1995 | 10 | ELEC ONLY AUTHORIZATION | APPR | Approved | |
| 01/06/1995 | 50 | UTILITY CONTACT | APPR | Approved | |
| 05/12/1994 | 100 | FOOTINGS/SETBACKS/REBAR | APPR | Approved | |
| 05/13/1994 | 100 | FOOTINGS/SETBACKS/REBAR | DN | Denied | |
| 05/24/1994 | 100 | FOOTINGS/SETBACKS/REBAR | APPR | Approved | |
| 06/03/1994 | 110 | STEMWALL/GROUT/REBAR | APPR | Approved | |
| 06/10/1994 | 110 | STEMWALL/GROUT/REBAR | APPR | Approved | |
| 01/06/1995 | 135 | PERMANENT POWER | APPR | Approved | |
| 01/06/1995 | 160 | ROUGH FRAMING/ELEC/PLMG/HTG | DN | Denied | |
| 09/16/2014 | 260 | GRADING & FINAL | CN | Correction Notice | |
| 06/03/1994 | 900 | MISCELLANEOUS | DN | Denied | |
| 5/15/1994 | 900 | MISCELLANEOUS | DN | Denied | |
| 6/24/1994 | 900 | MISCELLANEOUS | APPR | Approved | |

REY0002

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Storm Water Runoff

New Single Family Homes

Florida Building Code

Local Building Codes

Building Permit Application



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Detail for Permit 96-3555

Permit Information

Permit Number: 96-3555 Parcel Number: 045-337-11
 Type Description of Permit: RESIDENTIAL BLDG PERMIT
 Sub-Type Description of Permit: Additions, Sunrooms & Remodels
 Address: 20957 EATON RD, WCTY

Permit Description: 600 SQ FT SHOP BUILDING

Permit Status: EXPIRED

Date Applied: 06/17/1996 Date Issued: 07/15/1996 Date Finalized, Certificate of Occupancy, or Complete:

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 Storm Water Runoff
 New Single Family Homes
 Florida Building Code
 Local Building Codes
 Building Permit Application
 Construction Permit

Permit Fees

Total Fees \$236.25 Total Paid \$236.25 Balance Outstanding \$0.00

Permit Parties

| Name | Relationship |
|----------------|--------------|
| MCDANIEL SCOTT | APPLICANT |
| REYNOLDS RICK | OWNER |

Permit Inspections

| Date | Inspection ID | Description | Action Entered | Status | Comments |
|------------|---------------|-------------------------------|----------------|----------|----------|
| 07/19/1996 | 100 | FOOTINGS/SETBACKS/REBAR | APPR | Approved | |
| 07/24/1996 | 110 | STEMWALL/GROUT/REBAR | APPR | Approved | |
| 08/02/1996 | 120 | UNDERFLOOR-PRIOR TO SHEATHING | APPR | Approved | |
| 09/05/1996 | 160 | ROUGH FRAMING/ELEC/PLMG/HTG | DN | Denied | |
| 09/06/1996 | 160 | ROUGH FRAMING/ELEC/PLMG/HTG | APPR | Approved | |
| 09/06/1996 | 210 | INSULATION | APPR | Approved | |
| 09/12/1996 | 220 | WALLBOARD | APPR | Approved | |
| 09/20/1996 | 260 | GRADING & FINAL | DN | Denied | |
| 09/23/1996 | 260 | GRADING & FINAL | DN | Denied | |

Search for permits

You may search the database by address, permit number



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REY00021

www.kbb.com

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597

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Detail for Permit 14-2339

Permit Information

Permit Number: 14-2339 Parcel Number: 045-337-11
 Type Description of Permit: SPECIAL INSPECT PERMIT
 Sub-Type Description of Permit: Reno Re-inspection
 Address: 20957 EATON RD, WCTY

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Permit Description: TRIP PERMIT PER BOB FLORES TO ATTEMPT TO FINAL OUT EXPIRED PERMITS
 3555 / SEE ALSO NOTICE IN PERMIT C10-0096

Permit Status: ISSUED

Date Applied: 09/02/2014 Date Issued: 09/02/2014 Date Finalized, Certificate of Occupancy, or Complete:

Permit Fees

Total Fees \$90.00 Total Paid \$90.00 Balance Outstanding \$0.00

Permit Parties

| Name | Relationship |
|-------------------------------|--------------|
| LINDBERG, JOHN & MICHAL ET AL | OWNER |
| BUILDING TECTONICS INC | CONTACT |
| BUILDING TECTONICS INC | CONTRACTOR |

Permit Inspections

| Date | Inspection ID | Description | Action Entered | Status | Comments |
|------------|---------------|-----------------|----------------|-------------------|---|
| 09/06/2014 | 260 | GRADING & FINAL | CN | Correction Notice | Receptacle at in law quarters hot/ neutral reverse SD in bedroom required NOTE; 94-1759 @ rough c/n, last inspection INC 9-8-14 per Jack, shear inspection was not entered 96-3555 @ final c/n, last inspection INC |
| 09/16/2014 | 260 | GRADING & FINAL | CN | Correction Notice | Even though corrections made, 94-1759 is for a detached garage, not a two story accessory dwelling it was converted into by prior owner without appvl. Need to apply for proper permits for this conversion. |

Search for permits

You may search the database by address, permit number, or parcel.

REY000

http://bldgpermits.washoecounty.us/index.php?detail=14-2339&searchType... 3/10/2015

598

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Detail for Permit 14-2876

Permit Information

Permit Number: 14-2876 Parcel Number: 045-337-11

Type Description of Permit: UTILITY PERMIT

Sub-Type Description of Permit: Reno - Residential

Address: 20957 EATON RD, WCTY

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[Storm Water Runoff](#)

[Best Cell Phone](#)

[Storm Water Pollution Prevention](#)

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Permit Description: NEW 100 AMP SERVICE TO EXISTING "UPPER SHOP" WITH 7 NEW CIRCUITS AND SWITCHES/LIGHTS.

Permit Status: ISSUED

Date Applied: 10/20/2014 Date Issued: 10/20/2014 Date Finalized, Certificate of Occupancy, or Complete:

Permit Fees

Total Fees \$101.60 Total Paid \$101.60 Balance Outstanding \$0.00

Permit Parties

| Name | Relationship |
|--------------------------------------|--------------|
| LINDBERG, JOHN & MICHAL ET AL | OWNER |
| BALDWIN ELECTRICAL INSTALLATIONS LLC | CONTACT |
| BALDWIN ELECTRICAL INSTALLATIONS LLC | CONTRACTOR |

Permit Inspections

| Date | Inspection ID | Description | Action Entered | Status | Comments |
|------------|---------------|-------------|----------------|-------------------|---|
| 11/12/2014 | 170 | ELECTRICAL | CN | Correction Notice | Need proof of supplemental grounding is in place per Sec 3604.8 of IRC/Also, this structure is under an Expired Permit with outstanding corrections @ Final that now includes an added trellis that was not covered under a permit. |
| 12/05/2014 | 170 | ELECTRICAL | AP | Approved | Meter install good, but still need to address permitting issues on structures. |

Search for permits

You may search the database by address, permit number, or parcel.

Search By Number Direction Street Name (required)
 Address Eaton

REY00023

http://bldgpermits.washoecounty.us/index.php?detail=14-2876&searchType... 3/10/2015

599



EXCLUSIVE RIGHT TO SELL CONTRACT



1 The undersigned SELLER(s), Harry R. Reynolds, Deann Reynolds
2 And J.E. Johns & Associates the Broker,
3 hereby irrevocably GRANT(S) J.E. Johns & Associates
4 the EXCLUSIVE AUTHORIZATION and RIGHT TO SELL the real property situated in or near the City of Reno
5 County of Washoe, State of Nev
6 described as 20957 Eaton Road APN 04533711
7 for a period commencing, September 21, 2012 and terminating at midnight of February 28, 2013
8 **TERMS OF SALE**
9 SELLER hereby employs Broker as exclusive agent to sell the described real property, fixtures and personal property. SELLER hereby grants
10 Broker the exclusive right to sell the same for the price of
11 the following terms: _____ Dollars (\$ 299,999.00), on
12 or at such price and terms as shall be acceptable to SELLER. Broker is herein authorized to accept a deposit for any part of the purchase price
13 and hold it in trust or place it in an escrow established for the sale of the subject property.
14 Broker accepts such employment and agrees to use diligence in procuring a BUYER for said property.
15 **COMPENSATION TO BROKER**
16 **NOTICE:** The amount or rate of real estate commission is not fixed by law. The commission is set by each Broker individually and may
17 be negotiable between the SELLER and Broker.
18 SELLER agrees to pay Broker as compensation for services rendered a fee of \$ 5,000 or 5.000 percent of the selling price.
19 ~~SELLER(s) acknowledge(s) that from total commission, Broker will offer \$ _____ or 2.500 percent of selling price~~
20 as compensation to selling Brokers if:
21 1. Broker procures a BUYER during the term hereof on the terms specified herein or on any other terms acceptable to SELLER or
22 2. The property is sold, exchanged, or otherwise transferred during the term hereof, by SELLER, or through any other source or
23 3. The property is withdrawn from sale, transferred, conveyed, leased without the consent of Broker, or made unmarketable by SELLER's
24 voluntary act during the term hereof or any extension thereof, or
25 4. A sale, exchange, or other transfer of the property is made by SELLER within 120 days after the termination of this agreement or any
26 extension thereof, to persons with whom Broker shall have negotiated during the term hereof provided that Broker shall have submitted a
27 notice in writing to SELLER within 30 days of termination of this agreement or any extension thereof. The notice shall contain the
28 name of the prospective BUYER(s), date(s) of negotiation and a brief summary of said negotiations. However, this provision shall not
29 apply if, during the term of said protection period, a valid Exclusive Authorization and Right to Sell agreement is entered into with
30 another licensed real estate Broker.
31 **BROKER COOPERATION**
32 SELLER(s) understand(s) that Broker is a member of the Multiple Listing Service and a member of the local Association of REALTORS®,
33 and that this listing will be filed with said service within 48 hours, excluding Saturdays, Sundays and holidays, after signing the same. SELLER
34 agrees that all members of said service, and other Brokers, may act in association with Broker in procuring or attempting to procure a BUYER
35 for the property. In the event a sale or exchange shall be made or a BUYER procured by a member of the Multiple Listing Service or another
36 Broker other than Listing Broker, the terms of this agreement shall apply to such transaction, although payment for fee or compensation made
37 hereunder shall be made by SELLER only to Listing Broker.
38 Broker is authorized to cooperate with other Brokers in the marketing and sale or exchange of the property. It is agreed that such
39 Brokers may act as cooperating Brokers in procuring or attempting to procure a BUYER in accordance with this agreement. In the event
40 of an exchange, Broker is hereby authorized to represent all parties and collect compensation from them, provided there is full disclosure
41 to all principals.
42 **SELLER'S OBLIGATIONS AND WARRANTIES**
43 1. SELLER agrees to make available to Broker and prospective Buyers all data, records and documents pertaining to the property.
44 2. ~~SELLER~~ If the property is located in a common-interest community the SELLER agrees to provide documents as required by
45 ~~NECA~~
46 3. SELLER agrees to allow Broker, or any other Broker with whom Broker chooses to cooperate, to show the property at reasonable times
47 and upon reasonable notice.
48 4. SELLER agrees to commit no act which might tend to obstruct the Broker's performance hereunder.
49 5. In the event of a sale, SELLER will promptly, upon Broker's request, deposit in escrow all instruments necessary to complete the
50 sale.
51 6. SELLER agrees to deliver an escrow instruction, irrevocably assigning Broker's compensation in an amount equal to the compensation
52 provided above from SELLER's proceeds at close of sale.
53 7. Nevada law requires that property owners complete a SELLER'S REAL PROPERTY DISCLOSURE FORM for residential properties of
54 four units or less. Broker is authorized to furnish copies to potential BUYER(s).
55 8. SELLER agrees to hold the Broker harmless from any liabilities or damages arising out of incorrect or undisclosed information with
56 respect to the above described Seller's Real Property Disclosure Form. SELLER agrees to notify Broker expeditiously of any changes
57 affecting the marketing of said property.
58 9. The undersigned SELLER warrants recorded ownership of the property or the authority to execute this agreement.
59 10. SELLER is aware that listing price includes water rights (if applicable), unless SELLER excludes by deed.
60 **SELLER'S INSTRUCTIONS AND AUTHORIZATIONS**
61 1. SELLER authorizes Broker to place a "FOR SALE" sign upon the property.
62 2. SELLER authorizes Broker to install a LOCKBOX upon the property.
63 3. Evidence of merchantable title shall be in form of policy of title insurance issued by a responsible title company.
64 4. SELLER authorizes Broker to obtain loan information from _____ Loan # _____ and
65 from _____ Loan # _____
66

1 **PRESENTATION OF OFFERS**

2 SELLER understands that Broker is obligated to present all offers until the close of escrow. SELLER is advised to seek legal counsel prior to
3 acceptance of a subsequent offer, unless the subsequent offer is contingent upon the termination of an existing contract.

4 **FOREIGN INVESTMENT AND REAL PROPERTY TAX ACT, IRS CODE SEC. 1445**

5 The Foreign Investment and Real Property Tax Act requires a BUYER purchasing real property from a foreign person to withhold tax
6 from the sale proceeds unless an exemption applies. SELLER agrees to provide Broker with a certification establishing that no federal
7 income tax is required to be withheld under the act, or to consent to withholding of tax from the proceeds of sale as required; unless it is
8 established that the transaction is exempt because the purchase price is \$300,000 or less and the BUYER intends to use the property as his
9 residence.

10 **EQUAL HOUSING OPPORTUNITY**

11 This property is offered in compliance with federal, state and local antidiscrimination laws.

12 **MUTUAL AGREEMENTS**

13 If suit is brought to collect the compensation or if Broker successfully defends any action brought against Broker by SELLER relating to this
14 authorization or under any sales agreement relating to said property, SELLER agrees to pay all costs incurred by Broker in connection with such
15 action, including a reasonable attorney's fee.

16 ADD. OR SELLER(s): Execution of this form confirms that the undersigned SELLER(s) has (have) executed concurrently herewith a
17 Listing Data Input Form and, unless certified in writing, grant(s) consent to inclusion of the information thereon into the Multiple Listing Service.
18 Further, SELLER(s) consent(s) to dissemination of the information through the Multiple Listing Service. The SELLER(s) acknowledge(s) and
19 agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing
20 information, and other copyrightable data and information relating to the property provided by the SELLER(s) to the Broker (the "Seller Listing
21 Content"), or otherwise obtained or produced by the Broker in connection with this Agreement ("the Broker Listing Content"), and any changes to
22 the Seller Listing Content or the Broker Listing Content, may be filed with one or more multiple listing services, including in compilations of
23 listings, and otherwise distributed, publicly displayed and reproduced. SELLER hereby grants to Broker a non-exclusive, irrevocable, worldwide,
24 royalty free license to use, sublicense through multiple tiers, publish, display, and reproduce Seller Listing Content, to prepare derivative works
25 of the Seller Listing Content, and to distribute the Seller Listing Content or any derivative works thereof. SELLER represents and warrants to
26 Broker that the Seller Listing Content, and the license granted to Broker for the Seller Listing Content, does not violate or infringe upon
27 the rights, including copyright rights, of any person or entity. SELLER acknowledges and agrees that as between SELLER and Broker,
28 all Broker Listing Content is owned exclusively by the Broker, and SELLER has no right, title or interest in or to any Broker Listing
29 Content.

30 SELLER further understands and acknowledges that the Multiple Listing Service will disseminate the Property's listing information to Internet
31 sites as well as online providers and such sites are generally available to the public. Some of these websites may display an Automated Valuation
32 Model to estimate the market value of the Property or provide a link to the estimate. In addition, some websites may include a Commentary/
33 Review Section (or blog) where consumers may include comments about the Property or provide a link to such comments.

34 ADD. OR Seller wishes the Broker to submit the Property's listing information for dissemination to Internet sites with NO
35 Seller initial RESTRICTIONS.

36 - OR -

37 Seller has the right to opt-out of any of the following by initialing the appropriate space(s):

38 ADD. OR I/We have elected NOT to display the listed Property on ANY Internet Site.

39 ADD. OR I/We have elected to WITHHOLD the address of the listing property from display on ANY internet site

40 ADD. OR I/We DO NOT want an Automated Valuation displayed or linked to the listed Property (consumers may be notified that this
41 feature was disabled at the request of the seller.)

42 ADD. OR I/We DO NOT want a Commentary/Review Section displayed or linked to the listed Property (consumers may be notified
43 that this feature was disabled at the request of the seller.)

44 Seller understands and acknowledges that if opting out of display on any internet site, consumers who conduct searches for listings on the
45 internet will not see information about this Property in response to their search.

46 Any future Status Change Reports which update, correct, extend or in any way change the information provided by the Seller's on the
47 above-mentioned Listing Data Input Form, and are executed by the Seller's, constitute amendments not only to that Listing Data Input Form but
48 to the terms of this Contract as well. Thus, such properly executed Status Change Reports may include, but are not limited to, amendments to the
49 SELLER's selling price of the subject real property and extensions of the duration of this Contract. Each such Status Change Report shall be
50 attached to this Contract and its terms incorporated herein.

51 **CODE OF ETHICS**

52 Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National Association of REALTORS® and therefore
53 subscribes to a higher ethical standard in the industry, the REALTOR® Code of Ethics. To receive a copy of the REALTOR® Code of Ethics, ask
54 your real estate professional or, the local Association of REALTORS®.

55 If this property is a Short Sale or becomes a Short Sale, SELLER, is advised to consult appropriate professionals.

56 SELLER Harry B. Reynolds Dated September 21, 2012

57 SELLER Dean Reynolds Dated September 21, 2012

58 Address _____ Phone _____

59 Email _____ Fax _____

60 Listing Office J.E. Johns & Associates Phone (775) 856-2525

61 Address 6119 Ridgewood Court Suite 500B Reno, NV 89519 Fax (775) 851-3325

62 Licensee A. J. Johnson License # 32821 Dated September 21, 2012

601

SELLER'S REAL PROPERTY DISCLOSURE FORM

In accordance with Nevada Law, a seller of residential real property in Nevada must disclose any and all known conditions and aspects of the property which materially affect the value or use of residential property in an adverse manner (see NRS 113.130 and 113.140).

Date September 21, 2012

Property

address 20987 Baton Road, Reno, Nev

Do you currently occupy or have you ever occupied this property?

YES ☒ NO ☐

Effective October 1, 2011: A purchaser may not waive the requirement to provide this form and a seller may not require a purchaser to waive this form.

[Sec. 34(3), SB314, 2011 Leg. Session]

Type of Seller: ☐ Bank (financial institution); ☐ Asset Management Company; ☒ Owner-occupier; ☐ Other:

Purpose of Statement: (1) This statement is a disclosure of the condition of the property in compliance with the Seller Real Property Disclosure Act, effective January 1, 1996. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller which materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain. Systems and appliances addressed on this form by the seller are not part of the contractual agreement as to the inclusion of any system or appliance as part of the binding agreement.

Instructions to the Seller: (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). EFFECTIVE JANUARY 1, 1996, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW (see NRS 113.150).

Systems / Appliances: Are you aware of any problems and/or defects with any of the following:

| | YES | NO | N/A | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|-------------------------------------|--|--------------------------|-------------------------------------|-------------------------------------|
| Electrical System | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Shower(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Plumbing | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sink(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sewer System & line | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sauna / hot tub(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Septic tank & leach field | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Built-in microwave | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Well & pump | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Range / oven / hood-fan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Yard sprinkler system(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dishwasher | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fountain(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Garbage disposal | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Heating system | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trash compactor | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Cooling system | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Central vacuum | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Solar heating system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Alarm system | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fireplace & chimney | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | owned <input type="checkbox"/> leased <input type="checkbox"/> | | | |
| Wood burning system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Smoke detector | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garage door opener | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Intercom | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Water treatment system(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Data Communication line(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| owned <input type="checkbox"/> leased <input type="checkbox"/> | | | | Satellite dish(es) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Water heater | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | owned <input type="checkbox"/> leased <input type="checkbox"/> | | | |
| Toilet(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bathtub(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | |

EXPLANATIONS: Any "Yes" must be fully explained. Attach explanations to form.

Nevada Real Estate Division
Replaces all previous versions
J.B. Jolue & Associates (PO Box 1220) Reno, NV 89510
James Jolue

Seller(s) Initials

Page 1 of 4

Buyer(s) Initials

Seller Real Property Disclosure Form
Revised 10/01/11
547

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Phone: 773.850.2525

Fax: 773.811.3323

United

REY00048

607

Property conditions, improvements and additional information: YES NO N/A

Are you aware of any of the following?:

1. Structure:

- (a) Previous or current moisture conditions and/or water damage? ☐ ☒
- (b) Any structural defect? ☐ ☒
- (c) Any construction, modification, alterations, or repairs made without required state, city or county building permits? ☐ ☒
- (d) Whether the property is or has been the subject of a claim governed by NRS 40.600 to 40.695 (construction defect claims)? ☐ ☒
- (If seller answers yes, FURTHER DISCLOSURE IS REQUIRED)

2. Land / Foundation:

- (a) Any of the improvements being located on unstable or expansive soil? ☐ ☒
- (b) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property? ☐ ☒
- (c) Any drainage, flooding, water seepage, or high water table? ☐ ☒
- (d) The property being located in a designated flood plain? ☐ ☒
- (e) Whether the property is located next to or near any known future development? ☐ ☒
- (f) Any encroachments, easements, zoning violations or nonconforming uses? ☐ ☒
- (g) Is the property adjacent to "open range" land? ☐ ☒
- (If seller answers yes, FURTHER DISCLOSURE IS REQUIRED under NRS 113.065)

3. Roof: Any problems with the roof? ☐ ☒

4. Pool/spa: Any problems with structure, wall, liner, or equipment? ☐ ☒

5. Infestation: Any history of infestation (termites, carpenter ants, etc.)? ☐ ☒

6. Environmental:

- (a) Any substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, radon gas, urea formaldehyde, fuel or chemical storage tanks, contaminated water or soil on the property? ☐ ☒
- (b) Has property been the site of a crime involving the previous manufacture of Methamphetamine where the substances have not been removed from or remediated on the Property by a certified entity or has not been deemed safe for habitation by the Board of Health? ☐ ☒

7. Fungi / Mold: Any previous or current fungus or mold? ☐ ☒

8. Any features of the property shared in common with adjoining landowners such as walls, fences, road, driveways or other features whose use or responsibility for maintenance may have an effect on the property? ☐ ☒

9. Common Interest Communities: Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowner association which has any authority over the property? ☐ ☒

(a) Common Interest Community Declaration and Bylaws available? ☐ ☒

(b) Any periodic or recurring association fees? ☐ ☒

(c) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment, fine or lien? ☐ ☒

(d) Any litigation, arbitration, or mediation related to property or common area? ☐ ☒

(e) Any assessments associated with the property (excluding property taxes)? ☐ ☒

(f) Any construction, modification, alterations, or repairs made without required approval from the appropriate Common Interest Community board or committee? ☐ ☒

10. Any problems with water quality or water supply? ☐ ☒

11. Any other conditions or aspects of the property which materially affect its value or use in an adverse manner? ☐ ☒

12. Lead-Based Paint: Was the property constructed on or before 12/31/77? ☐ ☒

(If yes, additional Federal EPA notification and disclosure documents are required)

13. Water source: Municipal ☐ Community Well ☐ Domestic Well ☒ Other ☐

If Community Well: State Engineer Well Permit # _____ Revocable ☐ Permanent ☐ Cancelled ☐

Use of community and domestic wells may be subject to change. Contact the Nevada Division of Water Resources for more information regarding the future use of this well.

14. Wastewater disposal: Municipal Sewer ☐ Septic System ☒ Other ☐

15. This property is subject to a Private Transfer Fee Obligation? ☐ ☒

EXPLANATIONS: Any "Yes" must be fully explained. Attach explanations to form.

Seller(s) Initials _____ Buyer(s) Initials _____

Nevada Real Estate Division
Replaces all previous versions

Buyers and sellers of residential property are advised to seek the advice of an attorney concerning their rights and obligations as set forth in Chapter 113 of the Nevada Revised Statutes regarding the seller's obligation to execute the Nevada Real Estate Division's approved "Seller's Real Property Disclosure Form". For your convenience, Chapter 113 of the Nevada Revised Statutes provides as follows:

CONDITION OF RESIDENTIAL PROPERTY OFFERED FOR SALE

NRS 113.100 Definitions. As used in NRS 113.100 to 113.150, inclusive, unless the context otherwise requires:

1. "Defect" means a condition that materially affects the value or use of residential property in an adverse manner.
 2. "Disclosure form" means a form that complies with the regulations adopted pursuant to NRS 113.120.
 3. "Dwelling unit" means any building, structure or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one person who maintains a household or by two or more persons who maintain a common household.
 4. "Residential property" means any land in this state to which is affixed not less than one nor more than four dwelling units.
 5. "Seller" means a person who sells or intends to sell any residential property.
- (Added to NRS by 1995, 842; A 1999, 1446)

NRS 113.110 Conditions required for "conveyance of property" and to complete service of document. For the purposes of NRS 113.100 to 113.150, inclusive:

1. A "conveyance of property" occurs:
 - (a) Upon the closure of any escrow opened for the conveyance; or
 - (b) If an escrow has not been opened for the conveyance, when the purchaser of the property receives the deed of conveyance.
 2. Service of a document is complete:
 - (a) Upon personal delivery of the document to the person being served; or
 - (b) Three days after the document is mailed, postage prepaid, to the person being served at his last known address.
- (Added to NRS by 1995, 844)

NRS 113.120 Regulations prescribing format and contents of form for disclosing condition of property. The Real Estate Division of the Department of Business and Industry shall adopt regulations prescribing the format and contents of a form for disclosing the condition of residential property offered for sale. The regulations must ensure that the form:

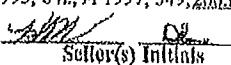
1. Provides for an evaluation of the condition of any electrical, heating, cooling, plumbing and sewer systems on the property, and of the condition of any other aspects of the property which affect its use or value, and allows the seller of the property to indicate whether or not each of those systems and other aspects of the property has a defect of which the seller is aware.
 2. Provides notice:
 - (a) Of the provisions of NRS 113.140 and subsection 5 of NRS 113.150.
 - (b) That the disclosures set forth in the form are made by the seller and not by his agent.
 - (c) That the seller's agent, and the agent of the purchaser or potential purchaser of the residential property, may reveal the completed form and its contents to any purchaser or potential purchaser of the residential property.
- (Added to NRS by 1995, 842)

NRS 113.130 Completion and service of disclosure form before conveyance of property; discovery or worsening of defect after service of form; exceptions.

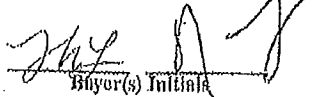
1. Except as otherwise provided in subsections 2 and 3:
 - (a) At least 10 days before residential property is conveyed to a purchaser:
 - (1) The seller shall complete a disclosure form regarding the residential property, and
 - (2) The seller or his agent shall serve the purchaser or his agent with the completed disclosure form.
 - (b) If, after service of the completed disclosure form but before conveyance of the property to the purchaser, a seller or his agent discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form, the seller or his agent shall inform the purchaser or his agent of that fact, in writing, as soon as practicable after the discovery of that fact but in no event later than the conveyance of the property to the purchaser. If the seller does not agree to repair or replace the defect, the purchaser may:
 - (1) Rescind the agreement to purchase the property; or
 - (2) Close escrow and accept the property with the defect as revealed by the seller or his agent without further recourse.
2. Subsection 1 does not apply to a sale or intended sale of residential property:
 - (a) By foreclosure pursuant to chapter 107 of NRS.
 - (b) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity.
 - (c) Which is the first sale of a residence that was constructed by a licensed contractor.
 - (d) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser.
3. A purchaser of residential property may not waive any of the requirements of subsection 1. A seller of residential property may not require a purchaser to waive any of the requirements of subsection 1 as a condition of sale or for any other purpose.
4. If a sale or intended sale of residential property is exempted from the requirements of subsection 1 pursuant to paragraph (a) of subsection 2, the trustee and the beneficiary of the deed of trust shall, not later than at the time of the conveyance of the property to the purchaser of the residential property, or upon the request of the purchaser of the residential property, provide:
 - (a) Written notice to the purchaser of any defects in the property of which the trustee or beneficiary, respectively, is aware; and
 - (b) If any defects are repaired or replaced or attempted to be repaired or replaced, the contact information of any asset management company who provided asset management services for the property. The asset management company shall provide a service report to the purchaser upon request.

(Added to NRS by 1995, 842; A 1997, 349; 2003, 1332; 2005, 528)

Nevada Real Estate Division
Replaces all previous versions


Seller(s) Initials

Page 3 of 4


Buyer(s) Initials

Seller Real Property Disclosure Form
Revised 10/01/11
547
Unfiled

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REX00050

6009

NRS 113.135 Certain sellers to provide copies of certain provisions of NRS and give notice of certain soil reports; initial purchaser entitled to rescind sales agreement in certain circumstances; waiver of right to rescind.

1 Upon signing a sales agreement with the initial purchaser of residential property that was not occupied by the purchaser for more than 120 days after substantial completion of the construction of the residential property, the seller shall:

(a) Provide to the initial purchaser a copy of NRS 11.202 to 11.206, inclusive, and 40.600 to 40.625, inclusive;

(b) Notify the initial purchaser of any soil report prepared for the residential property or for the subdivision in which the residential property is located; and

(c) If requested in writing by the initial purchaser not later than 5 days after signing the sales agreement, provide to the purchaser without cost each report described in paragraph (b) not later than 5 days after the seller receives the written request.

2 Not later than 20 days after receipt of all reports pursuant to paragraph (c) of subsection 1, the initial purchaser may rescind the sales agreement.

3 The initial purchaser may waive his right to rescind the sales agreement pursuant to subsection 2. Such a waiver is effective only if it is made in a written document that is signed by the purchaser.

(Added to NRS by 1999, 1446)

NRS 113.140 Disclosure of unknown defect not required; form does not constitute warranty; duty of buyer and prospective buyer to exercise reasonable care.

1 NRS 113.130 does not require a seller to disclose a defect in residential property of which he is not aware.

2 A completed disclosure form does not constitute an express or implied warranty regarding any condition of residential property.

3 Neither this chapter nor chapter 645 of NRS relieves a buyer or prospective buyer of the duty to exercise reasonable care to protect himself.

(Added to NRS by 1995, 843; A 2001, 2896)

NRS 113.150 Remedies for seller's delayed disclosure or nondisclosure of defects in property; waiver.

1 If a seller or his agent fails to serve a completed disclosure form in accordance with the requirements of NRS 113.130, the purchaser may, at any time before the conveyance of the property to the purchaser, rescind the agreement to purchase the property without any penalties.

2 If, before the conveyance of the property to the purchaser, a seller or his agent informs the purchaser or his agent, through the disclosure form or another written notice, of a defect in the property of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser may:

(a) Rescind the agreement to purchase the property at any time before the conveyance of the property to the purchaser; or

(b) Close escrow and accept the property with the defect as revealed by the seller or his agent without further recourse.

3 Rescission of an agreement pursuant to subsection 2 is effective only if made in writing, notarized and served not later than 4 working days after the date on which the purchaser is informed of the defect:

(a) On the holder of any escrow opened for the conveyance; or

(b) If an escrow has not been opened for the conveyance, on the seller or his agent.

4 Except as otherwise provided in subsection 5, if a seller conveys residential property to a purchaser without complying with the requirements of NRS 113.130 or otherwise providing the purchaser or his agent with written notice of all defects in the property of which the seller is aware, and there is a defect in the property of which the seller was aware before the property was conveyed to the purchaser and of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser is entitled to recover from the seller treble the amount necessary to repair or replace the defective part of the property, together with court costs and reasonable attorney's fees. An action to enforce the provisions of this subsection must be commenced not later than 1 year after the purchaser discovers or reasonably should have discovered the defect or 2 years after the conveyance of the property to the purchaser, whichever occurs later.

5 A purchaser may not recover damages from a seller pursuant to subsection 4 on the basis of an error or omission in the disclosure form that was caused by the seller's reliance upon information provided to the seller by:

(a) An officer or employee of this state or any political subdivision of this state in the ordinary course of his duties; or

(b) A contractor, engineer, land surveyor, certified inspector as defined in NRS 645D.040 or pesticide applicator, who was authorized to practice that profession in this state at the time the information was provided.

6 A purchaser of residential property may waive any of his rights under this section. Any such waiver is effective only if it is made in a written document that is signed by the purchaser and notarized.

(Added to NRS by 1995, 843; A 1997, 350, 1797)

The above information provided on pages one (1) and two (2) of this disclosure form is true and correct to the best of seller's knowledge as of the date set forth on page one (1). **SELLER HAS DUTY TO DISCLOSE TO BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE (See NRS 113.130(1)(b)).**

Seller(s): Harry R. Reynolds Date: 9-21-12

Seller(s): Deann Reynolds Date: 9-21-12

BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. Buyer(s) has/have read and acknowledge(s) receipt of a copy of this Seller's Real Property Disclosure Form and copy of NRS Chapter 113.100-150, inclusive, attached hereto as pages three (3) and four (4).

Buyer(s): _____ Date: _____

Buyer(s): _____ Date: _____

Seller(s) Initials

Buyer(s) Initials

Nevada Real Estate Division
Replaces all previous versions

Page 4 of 4

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Seller Real Property Disclosure Form
Revised 10/01/11
Unfilled

REY00054

610

RENO, NV 89509

Telephone Number: (775) 337-0988

Fax Number: (775) 337-0933

DATE

09/05/2012

TO:

REYNOLDS
20957 EATON ROAD
RENO, NV 89521

Telephone Number:

Fax Number:

Alternate Number:

E-Mail:

REFERENCE

Internal Order #:

Lender Case #:

Client File #: 137312

Main File # on form: 137312

Other File # on form:

Federal Tax ID:

Employer ID:

DESCRIPTION

Lender: REYNOLDS
Purchaser/Borrower: REYNOLDS
Property Address: 20957 EATON RD
City: RENO

Client: REYNOLDS

County: WASHOE

State: NV

Zip: 89521

Legal Description: PARCEL MAP #292 LOT #2

FEES

AMOUNT

Appraisal

400.00

SUBTOTAL

400.00

PAYMENTS

AMOUNT

Check #: Date: Description: PAID IN FULL
Check #: Date: Description:
Check #: Date: Description:

400.00

REY00067

SUBTOTAL

611

TABLE OF CONTENTS



| | |
|----------------------------------|----|
| Invoice | 1 |
| Table of Contents | 2 |
| USPAP Identification | 3 |
| GP Restricted Use | 4 |
| Additional Listings 1-3 | 6 |
| Subject Photos | 7 |
| Subject Photos | 8 |
| Subject Photos | 9 |
| Subject Photos | 10 |
| Subject Photos | 11 |
| Subject Photos | 12 |
| Subject Photos | 13 |
| Subject Photos | 14 |
| Comparable Photos 1-3 | 15 |
| Listings Photos 1-3 | 16 |
| Info Sheet | 17 |
| Info Sheet | 18 |
| Parcel Map | 19 |
| Building Sketch (Page - 1) | 20 |
| Location Map | 21 |
| Flood Map | 22 |
| Location Map | 23 |

| | | | |
|------------------|----------------|----------|--------|
| Borrower/Client | REYNOLDS | File No. | 137312 |
| Property Address | 20957 EATON RD | | |
| City | RENO | County | WASHOE |
| Lender | REYNOLDS | State | NV |
| | | Zip Code | 89521 |

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☐ Self Contained (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
☐ Summary (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
☒ Restricted Use (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

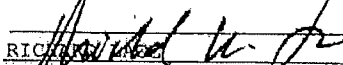
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: 
 Name: RIK REYNOLDS
 Designation: CERTIFIED RESIDENTIAL APPRAISER
 Date Signed: 09/05/2012
 State Certification #: A.0002907-CR
 or State License #: _____
 State: NV
 Expiration Date of Certification or License: 04/30/2012
 Inspection of Subject:
☐ None ☒ Interior ☐ Exterior
 Date of Inspection: 09/05/2012

Co-Appraiser:

Signature: _____
 Name: _____
 Designation: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Inspection of Subject:
☐ None ☐ Interior ☐ Exterior
 Date of Inspection: _____

613

| | | | | | | | |
|--|--|--|--|-----------------------|--|---------------------------------------|--|
| Market Area Name: PLEASANT VALLEY | | Map Reference: 174 | | Census Tract: 0032.03 | | <input type="checkbox"/> Flood Hazard | |
| The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe) | | | | | | | |
| This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective | | | | | | | |
| Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other: | | | | | | | |
| Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe) | | | | | | | |
| Intended Use: ESTABLISH MARKET VALUE FOR A PROPOSED SALE | | | | | | | |
| Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file. | | | | | | | |
| Client: REYNOLDS | | Address: 20957 EATON ROAD, RENO, NV 89521 | | | | | |
| Appraiser: RICHARD LACE | | Address: 3495 LAKESIDE DR. #25, RENO, NV 89509 | | | | | |

| FEATURE | SUBJECT | COMPARABLE SALE # 1 | | COMPARABLE SALE # 2 | | COMPARABLE SALE # 3 | |
|-------------------------|----------------------------------|--|--|--|--|---|--|
| Address | 20957 EATON RD Reno, NV 89521 | 20890 AMES LN RENO, NV 89521 | | 125 ANDREW LN RENO, NV 89521 | | 20685 COOKE DR RENO, NV 89521 | |
| Proximity to Subject | | 0.12 MILES NE | | 1.24 MILES E | | 0.24 MILES NE | |
| Sale Price | \$ | \$ 287,000 | | \$ 402,000 | | \$ 370,000 | |
| Sale Price/GLA | \$ 138.33/sq.ft. | \$ 159.09/sq.ft. | | \$ 115.95/sq.ft. | | \$ 131.07/sq.ft. | |
| Data Source(s) | | MLS #110003792 | | MLS #120000282 | | MLS #110002711 | |
| Verification Source(s) | | #4120388 WASHOE COUNTY | | #4088753 WASHOE COUNTY | | #4141634 WASHOE COUNTY | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION +(-) \$ Adjust. | | DESCRIPTION +(-) \$ Adjust. | | DESCRIPTION +(-) \$ Adjust. | |
| Sales or Financing | 0 | CASH | | VA | | OWER | |
| Concessions | | DOM = 444 | | DOM = 56 | | DOM = 537 | |
| Date of Sale/Time | | 06/08/2012 | | 02/29/2012 | | 08/15/2012 | |
| Rights Appraised | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Location | AVERAGE | AVERAGE | | AVERAGE | | AVERAGE | |
| Site | 1.12 ACRES | 1.26 ACRES | | .97 ACRES | | 1.06 AC | |
| View | MOUNTAIN | MOUNTAIN | | MOUNTAIN | | MOUNTAIN | |
| Design (Style) | RANCH | RANCH | | RANCH | | SPLIT LEVEL | |
| Quality of Construction | AVERAGE | AVERAGE | | AVERAGE | | AVERAGE | |
| Age | 26A/5E | 46A/25E +25,000 | | 10 | | 35A/5E | |
| Condition | GOOD | AVERAGE | | GOOD | | GOOD | |
| Above Grade | Total Bdrms Baths | Total Bdrms Baths | | Total Bdrms Baths | | Total Bdrms Baths | |
| Room Count | 6 3 2 | 7 3 2 | | 8 3 3 | | 9 5 3 | |
| Gross Living Area | 2,180 sq.ft. | 1,804 sq.ft. +16,920 | | 3,467 sq.ft. -31,400 | | 2,823 sq.ft. -28,935 | |
| Basement & Finished | NONE | 1804 SF | | NONE | | NONE | |
| Rooms Below Grade | N/A | N/A | | N/A | | N/A | |
| Functional Utility | AVERAGE | AVERAGE | | AVERAGE | | AVERAGE | |
| Heating/Cooling | FAU/CAC | FAU/CAC | | FAU/CAC | | FAU/CAC | |
| Energy Efficient Items | INSULATION | INSULATION | | INSULATION | | INSULATION | |
| Garage/Carport | G2AT/BARN/SHOP | G-3/ATTACH +12,500 | | G-3/ATTACH +12,500 | | G4/ATT, G2DT -9,500 | |
| Porch/Patio/Deck | PRCH, PT, GZBO | PRCH, DK, CYDPT | | PORCH, DECK, PT | | PCH, PT, BLCNY | |
| EXTRAS | 2 PLT STVS | 2-FPL'S | | FIREPLACE +1,500 | | FIREPLACE +1,500 | |
| EXTRAS | GUEST HOUSE | NONE +44,000 | | NONE +44,000 | | NONE +44,000 | |
| EXTRAS | NONE | NONE | | NONE | | NONE | |
| EXTRAS | NONE | NONE | | NONE | | NONE | |
| EXTRAS | GOOD LANDSCAPE | GOOD LANDSCAPE | | GOOD LANDSCAPE | | GOOD LANDSCAPE | |
| Net Adjustment (Total) | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 53,320 | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 26,600 | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,065 | |
| Adjusted Sale Price | | Net 18.6 % | | Net 6.6 % | | Net 1.9 % | |
| of Comparables | | Gross 50.0 % \$ 340,320 | | Gross 22.2 % \$ 428,600 | | Gross 22.7 % \$ 377,065 | |

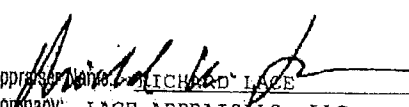
Summary of Sales Comparison Approach ALL COMPARABLES WERE TAKEN FROM THE IMMEDIATE MARKET AREA AND SUPPORT THE FINAL VALUE CONCLUSION. THE SUBJECT IS CONSIDERED COMPATIBLE WITH THE MARKET AREA. THERE HAVE BEEN FEW REALES IN THE PLEASANT VALLEY AREA OVER THE PAST 12 MONTHS. WITH THE OPENING OF THE NEW I 580 FREEWAY EXTENSION, TRAFFIC HAS SLOWED DOWN TREMENDOUSLY WHICH IN TURN HAS RETURNED PLEASANT VALLEY TO THE SLEEPY BEDROOM COMMUNITY IT ONCE WAS. THIS SHOULD HELP WITH THE MARKETABILITY WITH THE SUBJECT PROPERTY.

THE SUBJECT ALSO HAS THE UTILITY OF A GUEST HOUSE. THE GUEST HOUSE IS 1460 SF. THE WASHOE COUNTY ASSESSOR SHOWS THE GUEST HOUSE AND A LOFT ABOVE THE GUEST HOUSE. OVER TIME, THE GUEST HOUSE HAS BEEN IMPROVED TO BE MORE IN LINE WITH THE QUALITY OF THE MAIN RESIDENCE. HOWEVER, THE IMPROVEMENTS MAY OR MAY NOT BE LEGAL AND FOR APPRAISAL PURPOSES, WERE GIVEN LITTLE VALUE. WITH THAT SAID, SINCE THE MARKET AREA TYPICALLY HAS OUT BUILDINGS, FINISHED AND UNFINISHED GARAGES, BARNs AND GUEST HOUSES, THE IMPROVEMENTS TO THE SUBJECT ARE CONFORMING FOR THE AREA AND MAY CONTRIBUTE TO THE OVERALL MARKETABILITY OF THE SUBJECT PROPERTY.

SINCE THERE ARE FEW NON ADVERSELY EFFECT HOMES ON THE MARKET AND THIS WILL BE THE FIRST LISTING SINCE THE OPENING OF THE I580 EXTENSION, IT IS MY RECOMMENDATION THAT THE PROPOSED LIST PRICE START AT \$399,900. THE FRINAL OPINION OF VALUE IS ROUNDED AT \$400,000.

REYNOLDS

624

| | | |
|-----------------------|--|--|
| TRANS | 2nd Prior Subject Sale/Transfer | |
| | Date: | |
| | Price: | |
| MARKET | Source(s): | |
| | Subject Market Area and Marketability: THE MARKET AREA HAS EXPERIENCED A DECLINE IN THE MEDIAN HOUSING PRICES SINCE THE HEIGHT OF THE MARKET IN AUGUST OF 2005. FINANCING HAS BEEN CONVENTIONAL AND GOVERNMENTAL WITH NO SPECIAL CONDITIONS, CONCESSIONS, OR BUY DOWNS KNOWN. | |
| | | |
| SITE | Site Area: 1.12 ACRES Site View: MOUNTAIN Topography: FLAT AND UNSLOPED Drainage: APPEARS ADEQUATE | |
| | Zoning Classification: LDS Description: ALLOWS FOR SFR 1 ACRE MIN. | |
| | Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning | |
| IMPROVEMENTS | Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) | |
| | Actual Use as of Effective Date: SINGLE FAMILY RESIDENTIAL Use as appraised in this report: SINGLE FAMILY RESIDENTIAL | |
| | Opinion of Highest & Best Use: SINGLE FAMILY RESIDENTIAL | |
| RECONCILIATION | FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 32031C3332G FEMA Map Date 03/16/2009 | |
| | Site Comments: ZONE X DOES REQUIRE FLOOD INSURANCE. NO ADVERSE EASEMENTS, ENCROACHMENTS OR CONDITIONS WERE NOTED. TITLE REPORT NOT REVIEWED. | |
| | | |
| ATTACHMENTS | Improvements Comments: THE SUBJECT HAS A FUNCTIONAL FLOOR PLAN WITH LESS THAN NORMAL PHYSICAL DEPRECIATION. NO FUNCTIONAL OR EXTERNAL OBSOLESCENCE WAS NOTED. THE SUBJECT IS RATED AT AVERAGE QUALITY CONSTRUCTION. | |
| | | |
| | | |
| SIGNATURES | Indicated Value by: Sales Comparison Approach \$ 400,000 | |
| | Indicated Value by: Cost Approach (If developed) \$ Indicated Value by: Income Approach (If developed) \$ | |
| | Final Reconciliation THE SALES COMPARISON APPROACH TO VALUE IS BELIEVED TO BE THE BEST SUITED TO THE APPRAISAL OF SINGLE FAMILY RESIDENCES AND THE GREATEST WEIGHT IS GIVEN TO THIS INDICATED VALUE. THE COST APPROACH AND THE INCOME APPROACH ARE NEITHER APPLICABLE NOR NECESSARY. | |
| RECONCILIATION | This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: | |
| | <input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. | |
| | Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 400,000, as of: 400,000, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda. | |
| ATTACHMENTS | A true and complete copy of this report contains _____ pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. | |
| | Attached Exhibits: | |
| | <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ | |
| SIGNATURES | Client Contact: _____ Client Name: REYNOLDS | |
| | E-Mail: _____ Address: 20957 EATON ROAD, RENO, NV 89521 | |
| | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> APPRaiser  Appraiser: <u>RICHARD LACEY</u> Company: LACE APPRAISALS, LLC. Phone: (775) 337-0988 Fax: (775) 201-1697 E-Mail: richard@laceappraisals.com </div> <div style="width: 45%;"> SUPERVISORY APPRAISER (If required) or CO-APPRAISER (If applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ </div> </div> | |

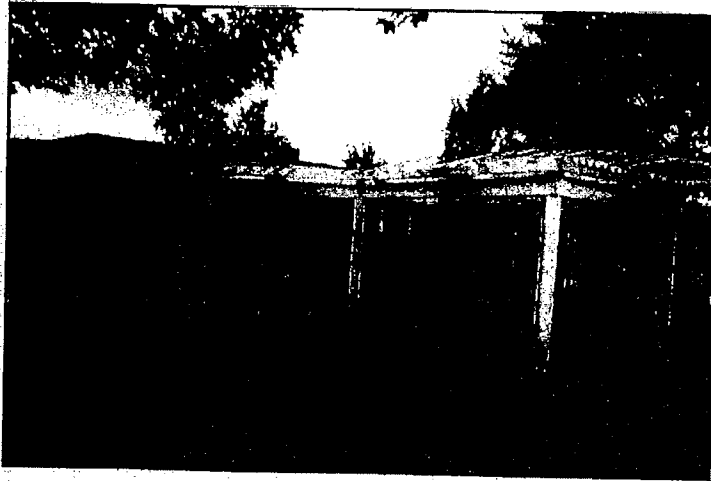
615

| | | | | | | | | | | | | | | | |
|---------------------------------------|--|----------------|-------|--|-------|-----------------|-------|--|-------|-----------------|-------|--|-------|-----------------|-------|
| Last Price Revision Date | | 04/12/2012 | | | | 07/23/2012 | | | | | | | | | |
| Data Source(s) | | MLS #120004416 | | | | MLS #120009009 | | | | | | | | | |
| Verification Source(s) | | ASSESSOR | | | | ASSESSOR | | | | | | | | | |
| VALUE ADJUSTMENTS | | DESCRIPTION | | DESCRIPTION | | +(-) \$ Adjust. | | DESCRIPTION | | +(-) \$ Adjust. | | DESCRIPTION | | +(-) \$ Adjust. | |
| Sales or Financing Concessions | | 0 | | NONE KNOWN | | | | NONE KNOWN | | | | | | | |
| | | | | NONE KNOWN | | | | NONE KNOWN | | | | | | | |
| Days on Market | | | | 58 | | | | 52 | | | | | | | |
| Rights Appraised | | Fee Simple | | Fee Simple | | | | Fee Simple | | | | | | | |
| Location | | AVERAGE | | AVERAGE | | | | AVERAGE | | | | | | | |
| Site | | 1.12 ACRES | | 1 ACRE | | | | 2.03 ACRES | | | | | | | |
| View | | MOUNTAIN | | MOUNTAIN | | | | MOUNTAIN | | | | | | | |
| Design (Style) | | RANCH | | RANCH | | | | COLONIAL | | | | | | | |
| Quality of Construction | | AVERAGE | | AVERAGE | | | | AVERAGE | | | | | | | |
| Age | | 26A/5E | | 49A/10E | | +5,000 | | 54A/15E | | +10,000 | | | | | |
| Condition | | GOOD | | GOOD | | | | GOOD | | | | | | | |
| Above Grade Room Count | | Total | Bdrms | Baths | Total | Bdrms | Baths | +4,000 | Total | Bdrms | Baths | -5,000 | Total | Bdrms | Baths |
| | | 6 | 3 | 2 | 7 | 3 | 2 | | 7 | 4 | 3 | | | | |
| Gross Living Area | | 2,180 sq.ft. | | 1,610 sq.ft. | | +25,650 | | 2,823 sq.ft. | | -28,935 | | sq.ft. | | | |
| Basement & Finished Rooms Below Grade | | NONE | | NONE | | | | NONE | | | | | | | |
| | | N/A | | N/A | | | | N/A | | | | | | | |
| Functional Utility | | AVERAGE | | AVERAGE | | | | AVERAGE | | | | | | | |
| Heating/Cooling | | FAU/CAC | | FAU/NONE | | +1,500 | | FAU/NONE | | +1,500 | | | | | |
| Energy Efficient Items | | INSULATION | | INSULATION | | | | INSULATION | | | | | | | |
| Garage/Carport | | G2AT/BARN/SHOP | | G-2/ATTACH | | | | G-3/BULTIN | | | | | | | |
| Porch/Patio/Deck | | PRCH, PT, GZBO | | PORCH, DECK, PT | | | | PORCH, DECK, PT | | | | | | | |
| EXTRAS | | 2-PLTSTVS | | FIREPLACE | | | | 2 FIREPLACES | | | | | | | |
| EXTRAS | | 1460SF GSTHSE | | NONE | | +43,800 | | NONE | | +43,800 | | | | | |
| EXTRAS | | NONE | | NONE | | | | NONE | | | | | | | |
| EXTRAS | | NONE | | NONE | | | | NONE | | | | | | | |
| EXTRAS | | GD LANDSCPE | | GD LANDSCPE | | | | NO LANDSCAPE | | +5,000 | | | | | |
| Net Adjustment (Total) | | | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 79,950 | | | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 26,365 | | | | <input type="checkbox"/> + <input type="checkbox"/> - \$ | | | |
| Adjusted List Price of Comparables | | | | Net 24.5 % Gross 24.5 % \$ 405,950 | | | | Net 7.9 % Gross 28.1 % \$ 361,265 | | | | Net % Gross % \$ | | | |
| Comments | | | | | | | | | | | | | | | |

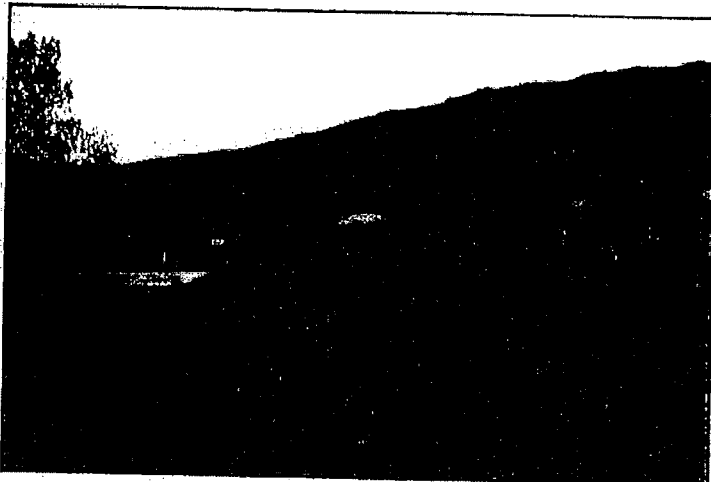


Subject Front

20957 EATON RD
 Sales Price
 Gross Living Area 2,180
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location AVERAGE
 View MOUNTAIN
 Site 1.12 ACRES
 Quality AVERAGE
 Age 26A/5E

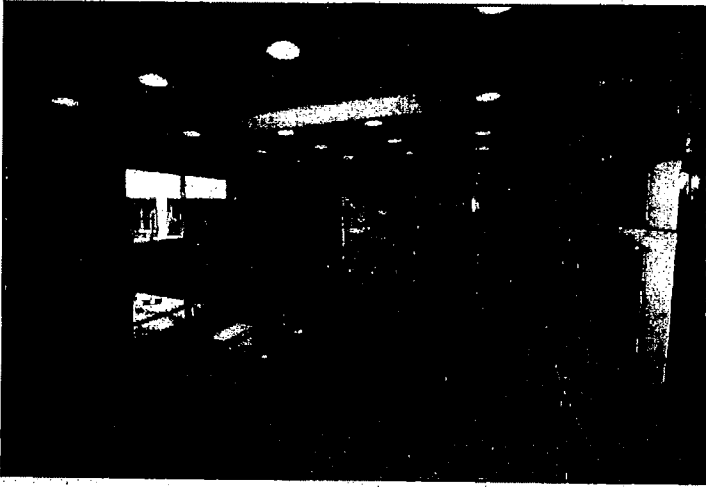


Subject Rear



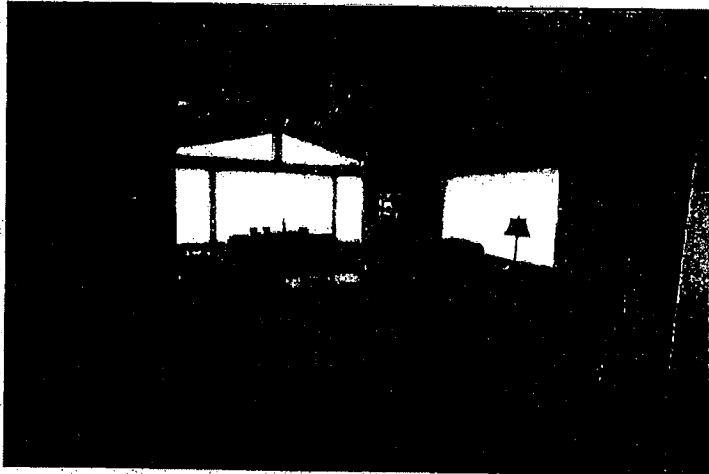
Subject Street

REY00073

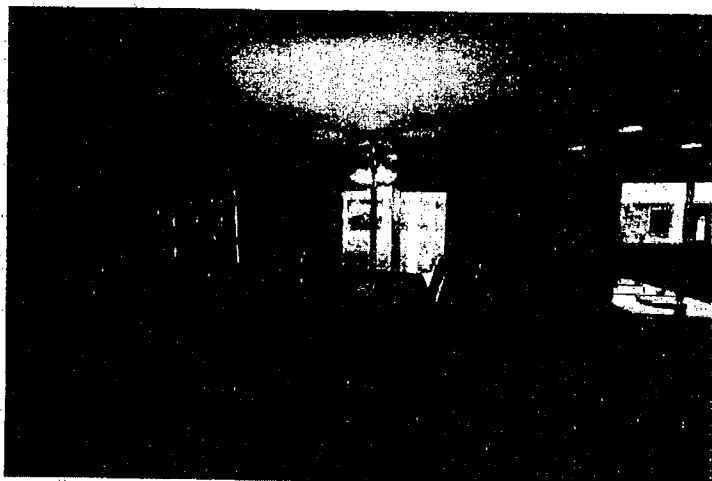


Kitchen

20957 EATON RD
 Sales Price
 Gross Living Area 2,180
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location AVERAGE
 View MOUNTAIN
 Site 1.12 ACRES
 Quality AVERAGE
 Age 26A/5E

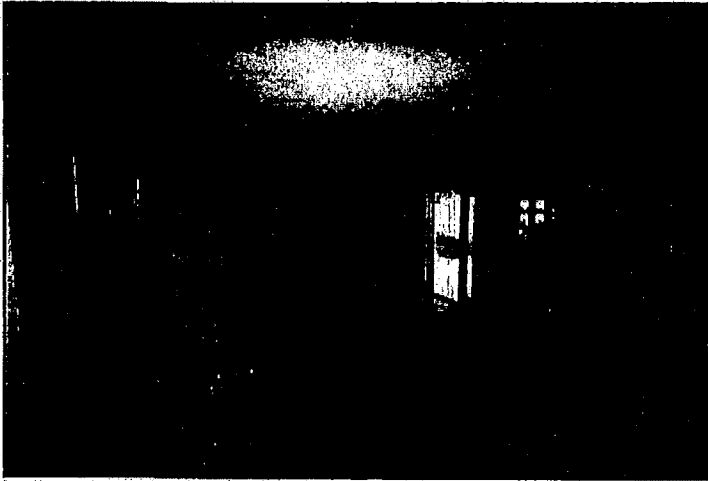


Living Room



Dining Room

REY00074



Foyer

20957 EATON RD

Sales Price

Gross Living Area 2,180

Total Rooms 6

Total Bedrooms 3

Total Bathrooms 2

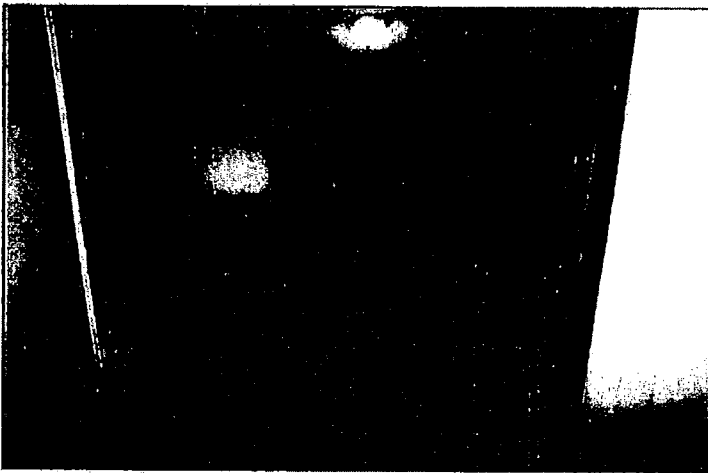
Location AVERAGE

View MOUNTAIN

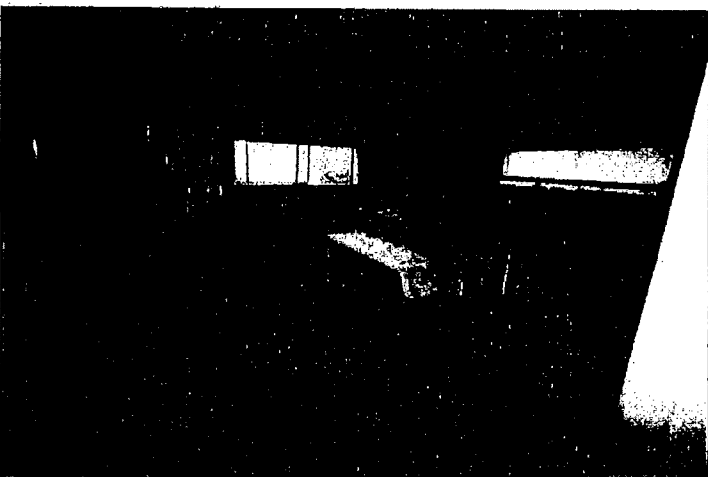
Site 1.12 ACRES

Quality AVERAGE

Age 26A/5E

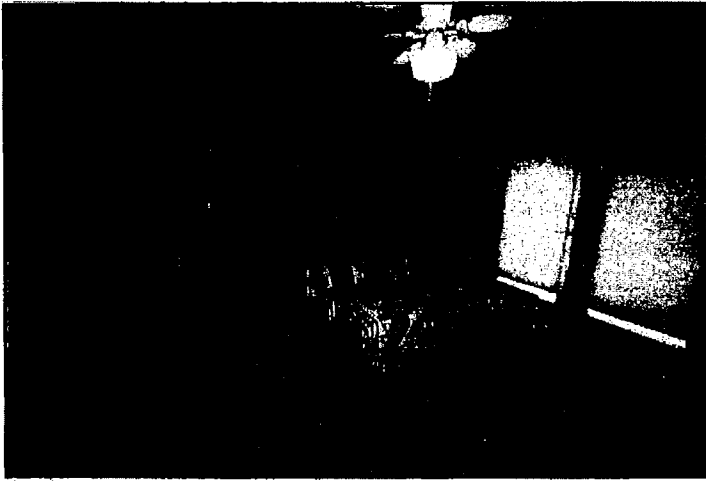


Bed Room



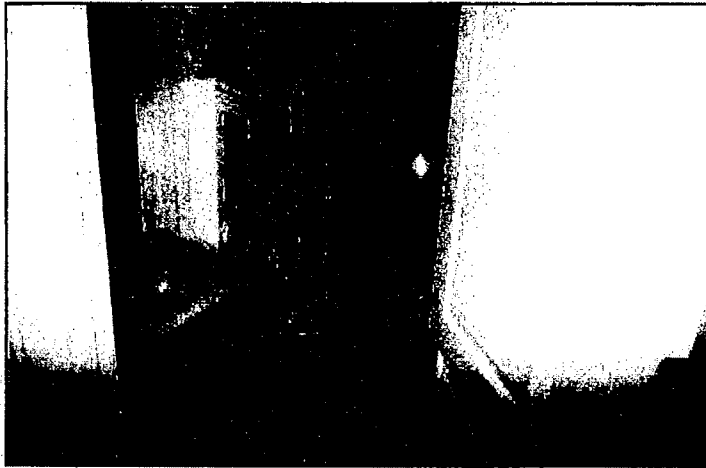
Bed Room

REY00075

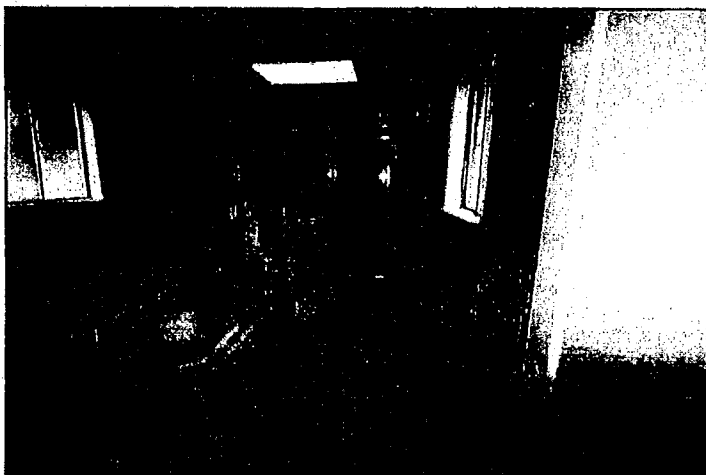


Bed Room

20957 EATON RD
 Sales Price
 Gross Living Area 2,180
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location AVERAGE
 View MOUNTAIN
 Site 1.12 ACRES
 Quality AVERAGE
 Age 26A/5E



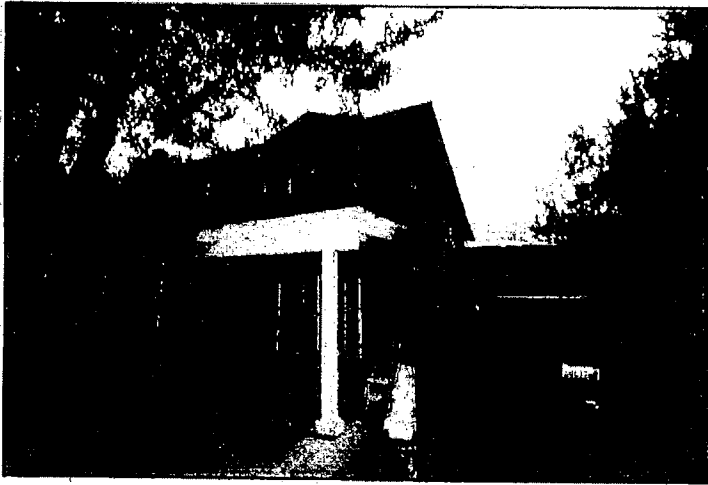
Bath



Bath

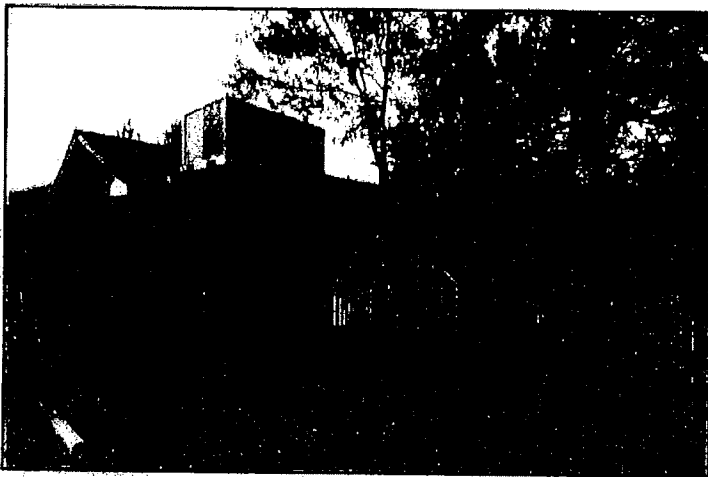
REY00076

620



Guest House

20957 EATON RD
 Sales Price
 Gross Living Area 2,180
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location AVERAGE
 View MOUNTAIN
 Site 1.12 ACRES
 Quality AVERAGE
 Age 26A/5E

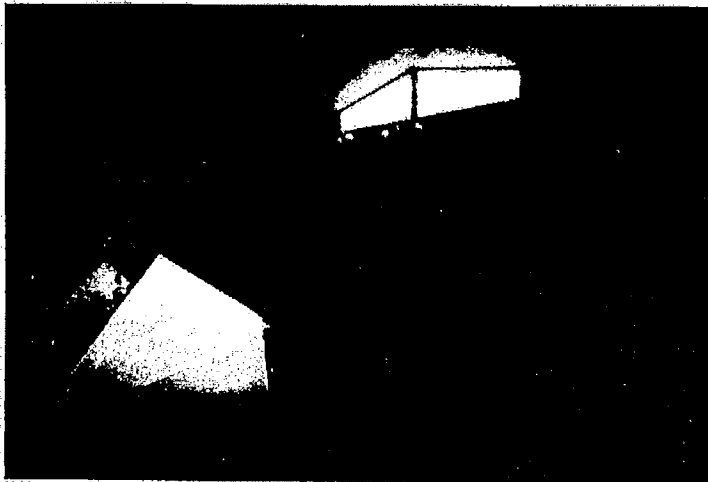


Guest House Rear



Guest House Rear

REY00077



Guest House

20957 EATON RD

Sales Price

Gross Living Area 2,180

Total Rooms 6

Total Bedrooms 3

Total Bathrooms 2

Location AVERAGE

View MOUNTAIN

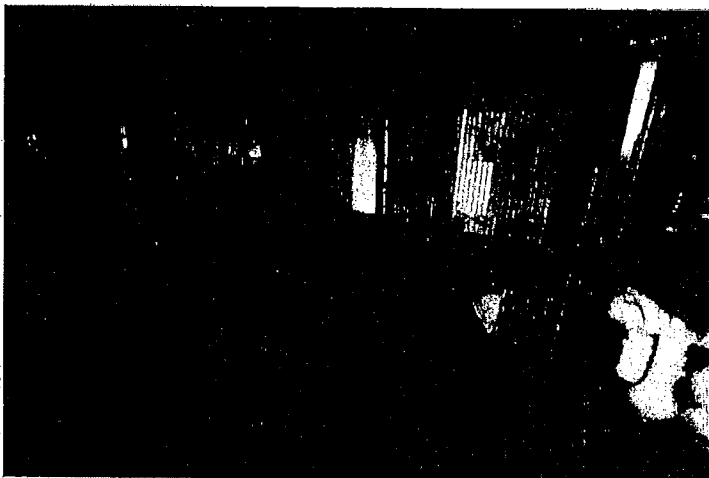
Site 1.12 ACRES

Quality AVERAGE

Age 26A/5E



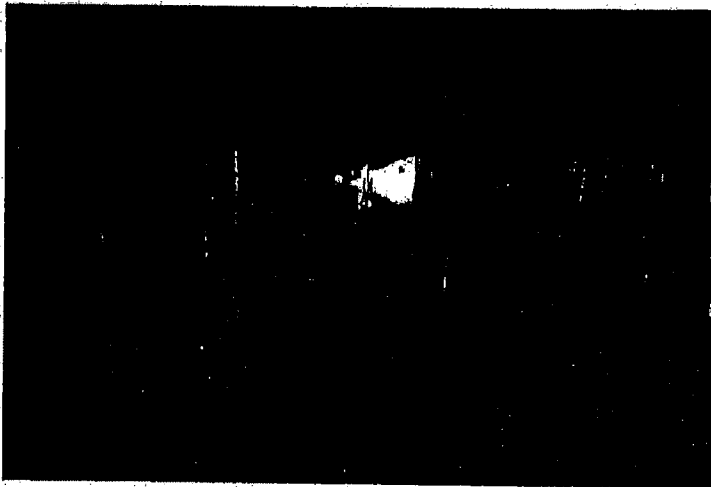
Guest House Bath



Guest House

REY00078

622



Guest House

20957 EATON RD

Sales Price

Gross Living Area 2,180

Total Rooms 6

Total Bedrooms 3

Total Bathrooms 2

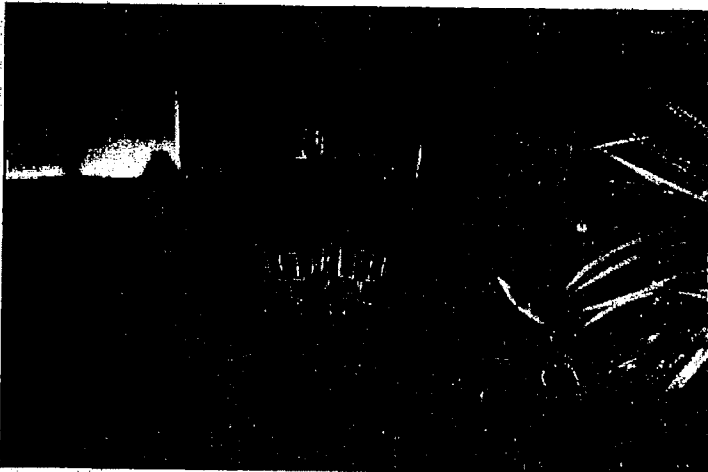
Location AVERAGE

View MOUNTAIN

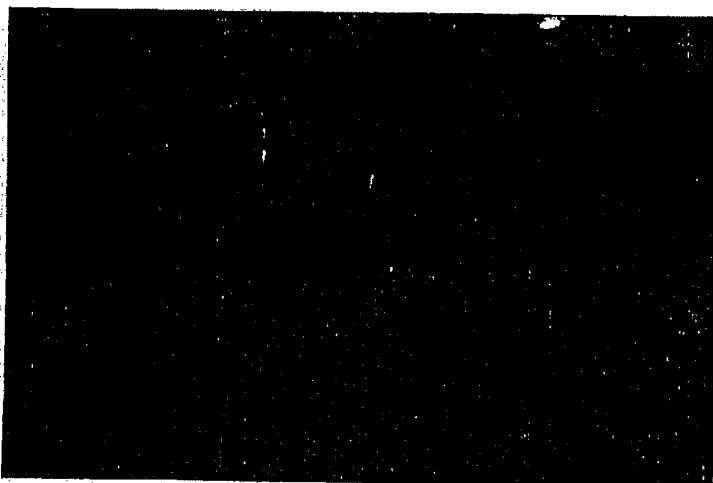
Site 1.12 ACRES

Quality AVERAGE

Age 26A/5E

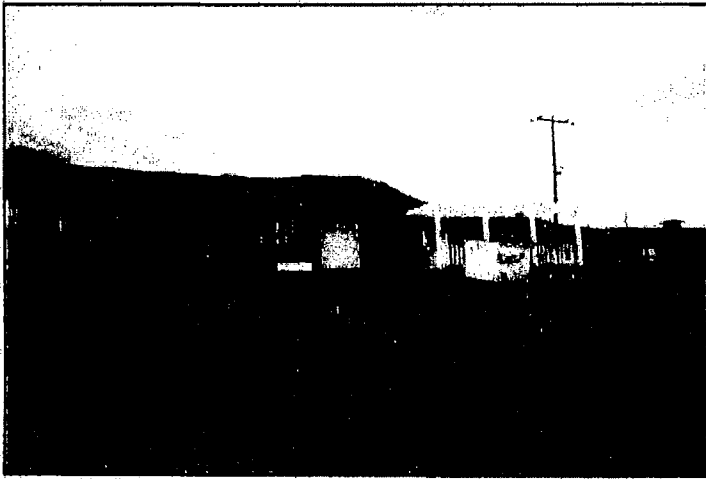


Guest House



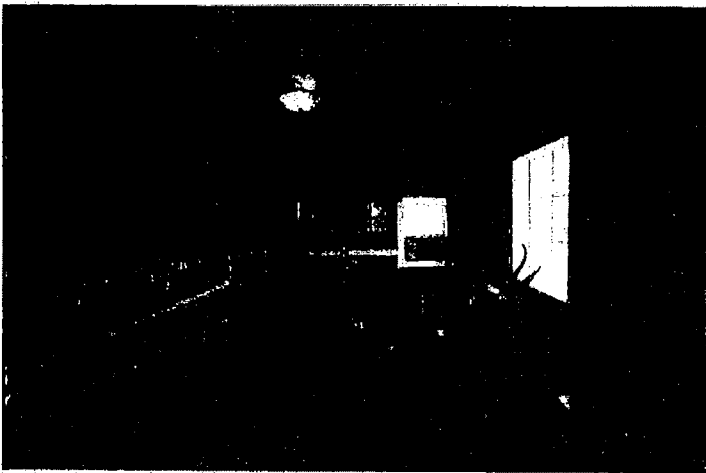
Guest House

REY00079



Barn/Shop

20957 EATON RD
 Sales Price
 Gross Living Area 2,180
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location AVERAGE
 View MOUNTAIN
 Site 1.12 ACRES
 Quality AVERAGE
 Age 26A/5E



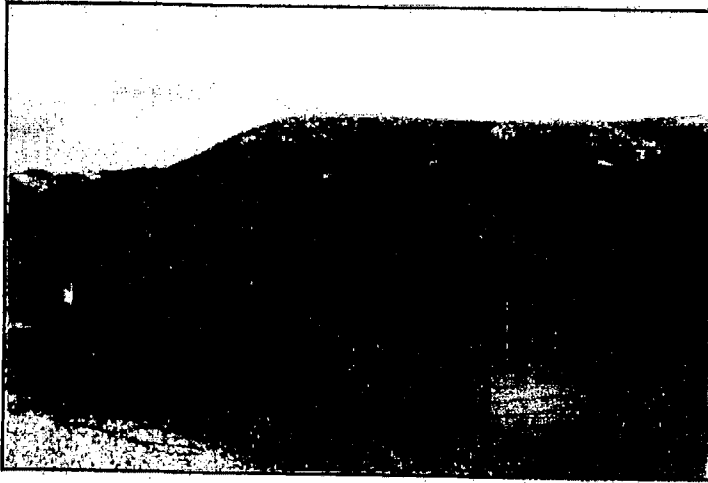
Barn/Shop



Barn/Shop

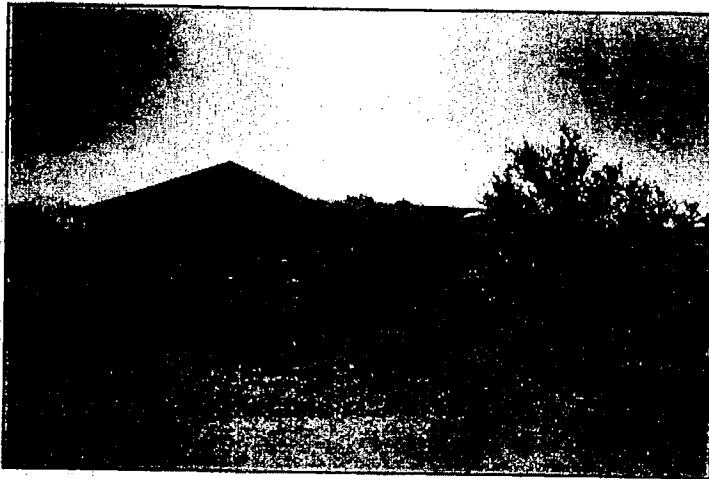
REY00080

624



Comparable 1

20890 AMES LN
 Prox. to Subject 0.12 MILES NE
 Sale Price 287,000
 Gross Living Area 1,804
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Location AVERAGE
 View MOUNTAIN
 Site 1.26 ACRES
 Quality AVERAGE
 Age 46A/25E



Comparable 2

125 ANDREW LN
 Prox. to Subject 1.24 MILES E
 Sale Price 402,000
 Gross Living Area 3,467
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 3
 Location AVERAGE
 View MOUNTAIN
 Site .97 ACRES
 Quality AVERAGE
 Age 10



Comparable 3

20685 COOKE DR
 Prox. to Subject 0.24 MILES NE
 Sale Price 370,000
 Gross Living Area 2,823
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 3
 Location AVERAGE
 View MOUNTAIN
 Site 1.06 AC
 Quality AVERAGE
 Age 35A/5E

REY00081

655



Listing 1

142 CONCHO DR
 Proximity to Subject 0.46 MILES S
 List Price 326,000
 Days on Market 58
 Gross Living Area 1,610
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Age 49A/10E



Listing 2

20975 DAVID DR
 Proximity to Subject 0.13 MILES N
 List Price 334,900
 Days on Market 52
 Gross Living Area 2,823
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3
 Age 54A/15E

Listing 3

Proximity to Subject
 List Price
 Days on Market
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Age

Info Sheet

| WASHOE COUNTY QUICK INFO (Summary data may not be complete representation of property) | | | | 09/12/2012 | |
|---|------------|---------------------|--|--|--|
| Owner Information & Legal Description | | | Building Information | | |
| APN 045-337-11 | | | Quality: R025 FAIR/AVG | | |
| Card 1 of 1 | | | Stories: ONE | | |
| Site: 20957 EATON RD | | | Year Built: 1986 | | |
| Owner: REYNOLDS, HARRY R & DEANN | | | W.A.Y. 1987 | | |
| Mail Address: 20957 EATON RD | | | Bedrooms: 3 | | |
| RENO NV 89521 | | | Full Baths: 2 | | |
| Rec Doc No: 2794935 Rec Date: 01/23/2003 | | | Half Baths: 0 | | |
| Prior Owner: REYNOLDS, HARRY R & DEANN | | | Pictures: 9 | | |
| Prior Doc: 2116619 07/14/1997 | | | Fireplaces: 1 | | |
| Keyline Desc: PM 292 LT 2 | | | Heat Type: FA | | |
| Subdivision: UNSPECIFIED | | | Sec Heat Type: | | |
| Lot 2 Block Sub Map# | | | Ext Walls: HARDBOARD/FR | | |
| Record of Survey Map Parcel Map# 292 | | | Sec Ext Walls: | | |
| Section 7 Township 17 Range 20 SPC | | | Roof Cover: COMP SHINGLE | | |
| Tax Dist: 4000 Add'l Tax Prior APN | | | %Incomplete: 0 | | |
| Tax Cap: 3 PCT Qualified Primary Residence | | | Obso/Bldg Adj: 0 | | |
| | | | Construction Mod: 0 | | |
| | | | Last Activity: 09/13/2011 | | |
| | | | Bldg Type: Sgl Fam Res | | |
| | | | Square Feet: 2,180 | | |
| | | | Square Feet does not include Basement or Garage Conversion Area. | | |
| | | | Click here for Building Square Footage, Special Feature and Yard Item Details. | | |
| | | | Finished Bsmt: 0 | | |
| | | | Unfin Bsmt: 0 | | |
| | | | Bsmt Type: | | |
| | | | Gar Conv Sq Foot: 0 | | |
| | | | Total Gar Area: 528 | | |
| | | | Gar Type: GARA | | |
| | | | Det Garage: 0 | | |
| | | | Bsmt Gar Door: 0 | | |
| | | | Sub Floor: WOOD | | |
| | | | Frame: STUD FRAMED | | |
| | | | Units/Bldg: 1 | | |
| | | | Units/Parcel: 1 | | |
| | | | Last Permit: | | |
| Land Information | | | | | |
| Land Use: 020 | | Zoning: LDS | | Sewer: SEPTIC | |
| Size: 48903 SF | | Water: WELL | | Street: PAVED | |
| Value Year: 2013 | | Reason: Reappraisal | | Neighborhood: IDBF | |
| | | | | Neighborhood Map: ID Neighborhoods Map | |
| Valuation Information | | 2011/12 FV | | 2012/13 FV | |
| Taxable Land Value | | 80,000 | | 60,000 | |
| Taxable Improvement Value | | 165,636 | | 181,087 | |
| Taxable Total | | 245,636 | | 241,087 | |
| Assessed Land Value | | 28,000 | | 21,000 | |
| Assessed Improvement Value | | 57,973 | | 63,380 | |
| Total Assessed | | 85,973 | | 84,380 | |
| Sales/Transfer Information/Recorded Document | | | | | |
| X-Code | LUG | Doc Date | Value | Grantor | |
| 3NTT | 020 | 01/23/2003 | 0 | REYNOLDS, HARRY R & DEANN | |
| | | 07/14/1997 | 0 | | |
| 2D | 020 | 05/22/1996 | 235,000 | | |
| 2D | 020 | 09/01/1987 | 112,000 | | |
| All data on this form is for use by the Washoe County Assessor for assessment purposes only. Zoning Information should be verified with the appropriate planning agency. All Parcels are reappraised each year. | | | | | |

REY00083

627

Info Sheet

Best if printed in landscape orientation.

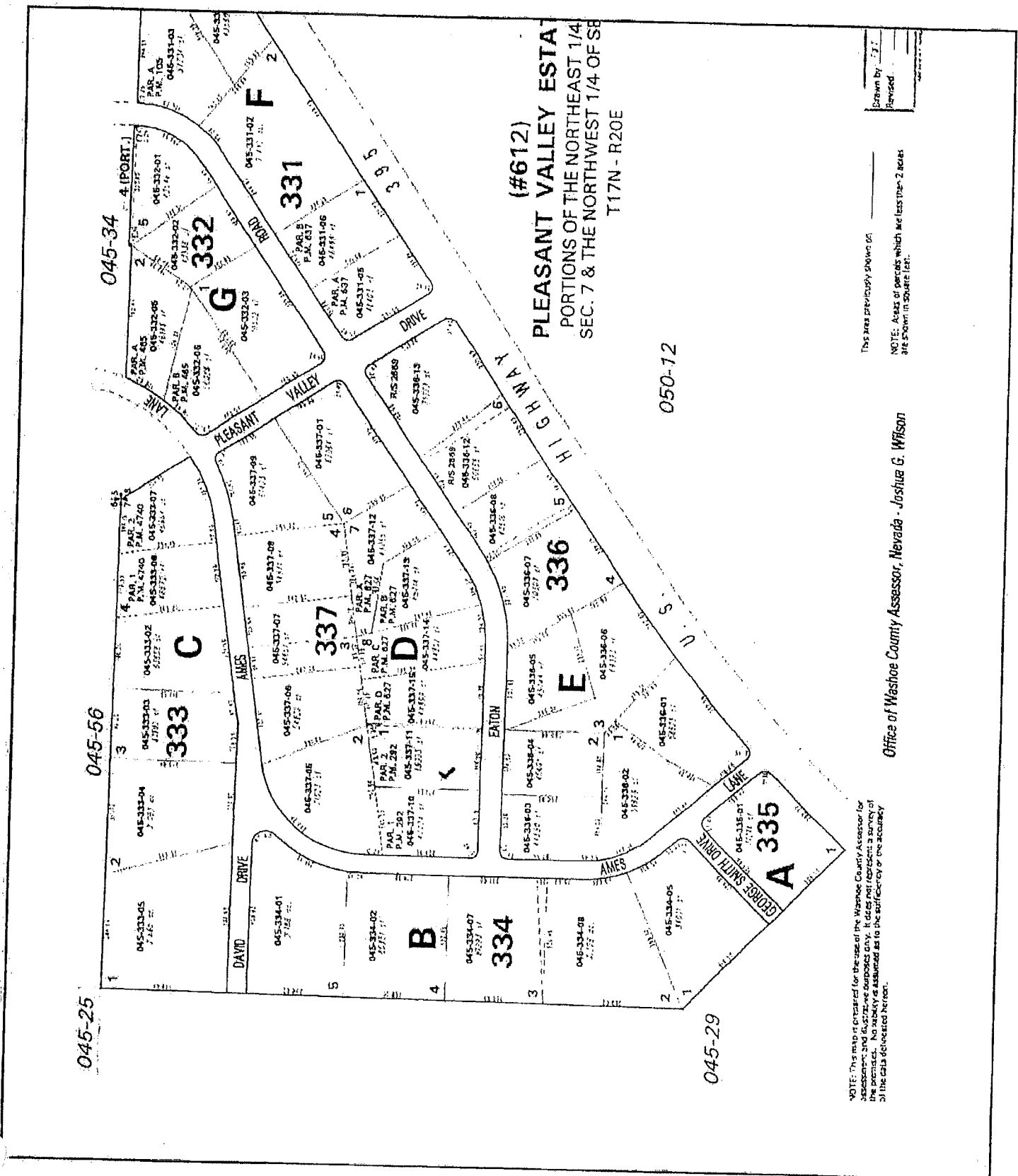
All data on this form is for use by the Washoe County Assessor for assessment purposes only.

| | | Area | Included in Square Foot Total |
|------|------------------------------|-------|-------------------------------|
| 1FLR | FIRST FLOOR | 1,740 | Yes |
| 1FLR | FIRST FLOOR | 440 | Yes |
| DO | No Value Drawn for Info Only | 2,785 | |
| GARA | GARAGE ATTACHED | 528 | |
| POR1 | PORCH CONCRETE SLAB | 272 | |
| PRF1 | PORCH ROOF | 272 | |

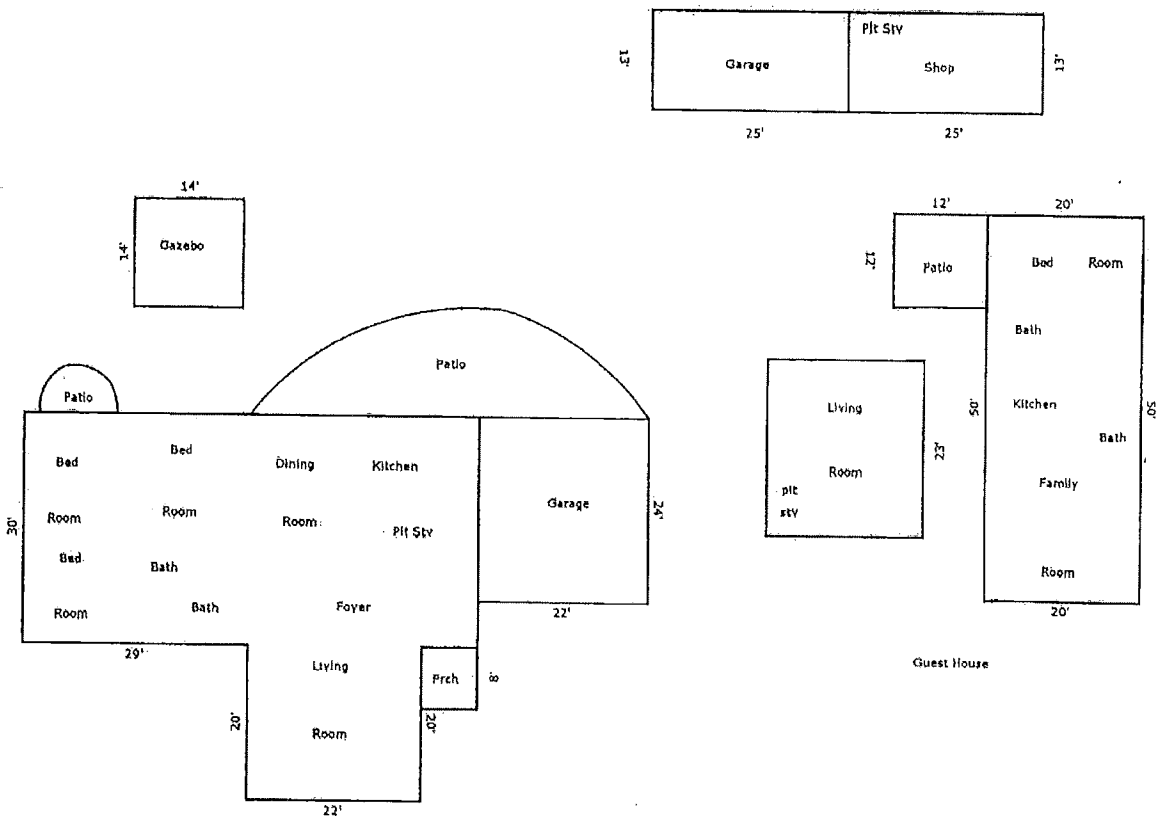
| Description | Quality Class (EBLD=Equal to Building) | Year | Square Foot OR # of Units |
|---|--|------|---------------------------|
| FNVS FN VINYL 5 SOLID | 3.0 | 2008 | 42 |
| FPS1 FIREPLACE SINGLE 1 STORY | EBLD | 1986 | 1 |
| FWCO FLATWORK CONCRETE | 3.0 | 1986 | 1,200 |
| FWCO FLATWORK CONCRETE | 3.0 | 2008 | 850 |
| GST1 GUEST HOUSE Q1 | 3.0 | 1997 | 460 |
| HBR1 RAISED BREEZWAY BARN LOW | 3.0 | 1986 | 650 |
| LFT1 LOFT TYPE 1 - LOW | 3.0 | 1997 | 1,175 |
| LTC2 LATTICE AVERAGE-METAL, VINYL, WOOD | 3.0 | 2008 | 850 |
| WPRS WELL, PRESSURE SYSEM & SEPTIC | 3.0 | 1986 | 1 |
| YIMP YARD IMPROVEMENTS | 3.0 | 1986 | 6 |

All data on this form is for use by the Washoe County Assessor for assessment purposes only.

Parcel Map



629



TOTAL Blotch by a la mode, Inc.

Area Calculations Summary

| Living Area | | Calculation Details | |
|------------------------------|------------|---------------------|------|
| First Floor | 2180 Sq ft | | |
| | | $58 \times 30 =$ | 1740 |
| | | $20 \times 22 =$ | 440 |
| Total Living Area (Rounded): | 2180 Sq ft | | |
| Non-Living Area: | | | |
| Porch | 56 Sq ft | $8 \times 7 =$ | 56 |
| 2 Car Garage | 528 Sq ft | $24 \times 22 =$ | 528 |
| Gazebo | 196 Sq ft | $14 \times 14 =$ | 196 |
| Barn | 325 Sq ft | $25 \times 13 =$ | 325 |
| | | | |

REY00086

630

Comparable # 3
21011's Cooke Dr
0.23 miles NE

Listing # 2
20025 Darval Dr
0.13 miles N

Comparable # 1
20890 Ames Ln
0.12 miles NE

Comparable # 2
125 Andrew Ln
1.24 miles E

Subject
20057 Eaton Rd

Listing # 1
142 Cimaco Dr
0.40 miles S

InterFlood



by a la mode

www.interflood.com • 1-800-252-6633

Prepared for:
R. Lace Appraisals

20957 Eaton Rd
Reno, NV 89521



COOKE DRIVE

DAVID DRIVE

AMES LANE

EATON ROAD

0' 300' 600' 900' 1200'

FLOODSCAPE

Flood Hazards Map

Map Number
32031C3332G

Effective Date
March 16, 2009

Powered by FloodSource
877.77.FLOOD
www.floodsource.com

ZONE AE

632

a la mode, inc.

The leader in real estate technology

Subject
20957 EATON RD

2005-000000

683

RENO, NV 89509

Telephone Number: (775) 337-0988 Fax Number: (775) 337-0933

09/05/2012

TO:

REYNOLDS
20957 EATON ROAD
RENO, NV 89521

Telephone Number:
Alternate Number:

Fax Number:
E-Mail:

REFERENCE

Internal Order #:
Lender Case #:
Client File #: I37312
Main File # on form: I37312
Other File # on form:
Federal Tax ID:
Employer ID:

DESCRIPTION

Lender: REYNOLDS
Purchaser/Borrower: REYNOLDS
Property Address: 20957 EATON RD
City: RENO
County: WASHOE
Legal Description: PARCEL MAP #292 LOT #2

Client: REYNOLDS

State: NV

Zip: 89521

FEES

AMOUNT

Appraisal

400.00

SUBTOTAL

400.00

PAYMENTS

AMOUNT

Check #: Date: Description: PAID IN FULL
Check #: Date: Description:
Check #: Date: Description:

400.00

JJYL 031

GRAND TOTAL

400.00

634

| | | | | | |
|------------------|----------|----------------|--------|-----------------|-------|
| Borrower/Client | | REYNOLDS | | File No. 137312 | |
| Property Address | | 20957 EATON RD | | | |
| City | RENO | County | WASHOE | State | NY |
| Lender | REYNOLDS | | | Zip Code | 89521 |

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☐ Self Contained (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ Summary (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ Restricted Use (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

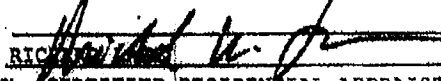
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (If there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

| |
|--|
| |
| |
| |
| |

APPRAISER:

Signature: 
Name: RIK REYNOLDS
Designation: CERTIFIED RESIDENTIAL APPRAISER
Date Signed: 09/05/2012
State Certification #: A 0002907-CR
or State License #: _____
State: NY
Expiration Date of Certification or License: 04/30/2012
Inspection of Subject:
☐ None ☒ Interior ☐ Exterior
Date of Inspection: 09/05/2012

Co-Appraiser:

Signature: _____
Name: _____
Designation: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Inspection of Subject:
☐ None ☐ Interior ☐ Exterior
Date of Inspection: _____

Market Area Name: PLEASANT VALLEY

Map Reference: 174

UNIFORM TIDAL: 0024.00

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)This report reflects the following value (if not current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ ProspectiveApproaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach ☐ Other:Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)Intended Use: ~~RECOMMENDED MARKET VALUE FOR A PROPOSED SALE~~

Under USPAP Standards Rule 2-2(a), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

Client: REYNOLDS

Address: 20957 EATON ROAD, RENO, NV 89521

Appraiser: RICHARD LACE

Address: 3495 LAKESIDE DR. #25, RENO, NV 89509

| FEATURE | SUBJECT | COMPARABLE SALE #1 | COMPARABLE SALE #2 | COMPARABLE SALE #3 |
|--|---------------------------------|--|--|---|
| Address 20957 EATON RD Reno, NV 89521 | 20890 AMES LN RENO, NV 89521 | 125 ANDREW LN RENO, NV 89521 | 20685 COOKE DR RENO, NV 89521 | |
| Proximity to Subject | 0.12 MILES NE | 1.24 MILES E | 0.24 MILES NE | |
| Sale Price | \$ | \$ 287,000 | \$ 402,000 | \$ 370,000 |
| Sale Price/GLA | \$ 138.33/sq.ft. | \$ 159.09/sq.ft. | \$ 115.95/sq.ft. | \$ 131.07/sq.ft. |
| Data Source(s) | MLS #110003792 | MLS #120000282 | MLS #110002711 | |
| Verification Source(s) | #4120388 WASHOE COUNTY | #4088753 WASHOE COUNTY | #4141634 WASHOE COUNTY | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION |
| Sales or Financing | 0 | CASH | VA | OWNER |
| Concessions | | DOM = 444 | DOM = 56 | DOM = 537 |
| Date of Sale/Time | | 06/08/2012 | 02/29/2012 | 08/15/2012 |
| Rights Appraised | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| Location | AVERAGE | AVERAGE | AVERAGE | AVERAGE |
| Site | 1.12 ACRES | 1.26 ACRES | .97 ACRES | 1.06 AC |
| View | MOUNTAIN | MOUNTAIN | MOUNTAIN | MOUNTAIN |
| Design (Style) | RANCH | RANCH | RANCH | SPLIT LEVEL |
| Quality of Construction | AVERAGE | AVERAGE | AVERAGE | AVERAGE |
| Age | 25A/5E | 45A/25E | 10 | 35A/5E |
| Condition | GOOD | AVERAGE | GOOD | GOOD |
| Above Grade | Total Bdrms Baths | Total Bdrms Baths | Total Bdrms Baths | Total Bdrms Baths |
| Room Count | 6 3 2 | 7 3 2 | 8 3 3 | 9 5 3 |
| Gross Living Area | 2,180 sq.ft. | 1,804 sq.ft. | 3,467 sq.ft. | 2,823 sq.ft. |
| Basement & Finished | NONE | 1804 SF | NONE | NONE |
| Rooms Below Grade | N/A | N/A | N/A | N/A |
| Functional Utility | AVERAGE | AVERAGE | AVERAGE | AVERAGE |
| Heating/Cooling | FAU/CAC | FAU/CAC | FAU/CAC | FAU/CAC |
| Energy Efficient Items | INSULATION | INSULATION | INSULATION | INSULATION |
| Garage/Carport | G2AT/BARN/SHOP | G-3/ATTACH | G-3/ATTACH | G4/ATT, G2DT |
| Porch/Patio/Deck | PRCH, PT, G2BO | PRCH, DK, CVDPT | PORCH, DECK, PT | PCH, PT, BLCNY |
| EXTRAS | 2 FLT STVS | 2-FPL'S | FIREPLACE | FIREPLACE |
| EXTRAS | GUEST HOUSE | NONE | NONE | NONE |
| EXTRAS | NONE | NONE | NONE | NONE |
| EXTRAS | NONE | NONE | NONE | NONE |
| EXTRAS | GOOD LANDSCAPE | GOOD LANDSCAPE | GOOD LANDSCAPE | GOOD LANDSCAPE |
| Net Adjustment (Total) | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 53,320 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 26,600 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,065 |
| Adjusted Sale Price of Comparables | | Net 18.8 % Gross 50.0 % \$ 340,320 | Net 6.6 % Gross 22.2 % \$ 428,600 | Net 1.8 % Gross 22.7 % \$ 377,065 |

Summary of Sales Comparison Approach ALL COMPARABLES WERE TAKEN FROM THE IMMEDIATE MARKET AREA AND SUPPORT THE FINAL VALUE CONCLUSION. THE SUBJECT IS CONSIDERED COMPATIBLE WITH THE MARKET AREA. THERE HAVE BEEN FEW RESALES IN THE PLEASANT VALLEY AREA OVER THE PAST 12 MONTHS. WITH THE OPENING OF THE NEW I 580 FREEWAY EXTENSION, TRAFFIC HAS SLOWED DOWN TREMENDOUSLY WHICH IN TURN HAS RETURNED PLEASANT VALLEY TO THE SLEEPY BEDROOM COMMUNITY IT ONCE WAS. THIS SHOULD HELP WITH THE MARKETABILITY WITH THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY IS THE PROPERTY OF A GUEST HOUSE. THE GUEST HOUSE IS 1460 SF. THE WASHOE COUNTY APPRAISER SHOWS THE GUEST HOUSE AND A BARN. OVER TIME, THE GUEST HOUSE HAS BEEN IMPROVED TO BE MORE IN LINE WITH THE QUALITY OF THE MAIN RESIDENCE. HOWEVER, FOR APPRAISAL PURPOSES, THE GUEST HOUSE IS VALUED AS A BARN. AND FOR APPRAISAL PURPOSES, THE GUEST HOUSE IS VALUED AS A BARN. WITH THAT SAID, SINCE THE MARKET AREA TYPICALLY HAS OUT BUILDINGS, FINISHED AND UNFINISHED GARAGES, BARNES AND GUEST HOUSES, THE IMPROVEMENTS TO THE SUBJECT ARE CONFORMING FOR THE AREA AND MAY CONTRIBUTE TO THE OVERALL MARKETABILITY OF THE SUBJECT PROPERTY.

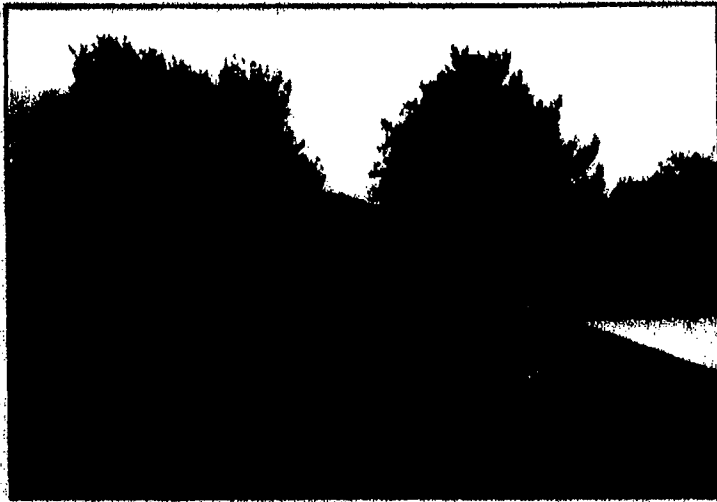
SINCE THERE ARE FEW NON ADVERSELY EFFECT HOMES ON THE MARKET AND THIS WILL BE THE FIRST LISTING SINCE THE OPENING OF THE I580 EXTENSION, IT IS MY RECOMMENDATION THAT THE PROPOSED LIST PRICE START AT \$399,900. THE FINAL OPINION OF VALUE IS ROUNDED AT \$400,000.

JJVL 03

636

| | | |
|--|--|--|
| TRANS | 2nd Prior Subject Sale/Transfer | |
| | Date: | |
| MARKET | Price: | |
| | Source(s): | |
| SITE | Subject Market Area and Marketability: <u>THE MARKET AREA HAS EXPERIENCED A DECLINE IN THE MEDIAN HOUSING PRICES SINCE THE HEIGHT OF THE MARKET IN AUGUST OF 2005. FINANCING HAS BEEN CONVENTIONAL AND GOVERNMENTAL WITH NO SPECIAL CONDITIONS, CONCESSIONS, OR BUY DOWNS KNOWN.</u> | |
| | | |
| IMPROVEMENTS | Site Area: <u>1.12 ACRES</u> | Site View: <u>MOUNTAIN</u> |
| | Zoning Classification: <u>LDS</u> | Topography: <u>FLAT AND UNSLOPED</u> Drainage: <u>APPEARS ADEQUATE</u> |
| | Description: <u>ALLOWS FOR SFB 1 ACRE MIN.</u> | |
| | Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning | |
| | Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____ | |
| | Actual Use as of Effective Date: <u>SINGLE FAMILY RESIDENTIAL</u> Use as appraised in this report: <u>SINGLE FAMILY RESIDENTIAL</u> | |
| | Opinion of Highest & Best Use: <u>SINGLE FAMILY RESIDENTIAL</u> | |
| | FEMA Spec Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>X</u> FEMA Map # <u>32031C3332G</u> FEMA Map Date <u>03/16/2009</u> | |
| | Site Comments: <u>ZONE X DOES REQUIRE FLOOD INSURANCE. NO ADVERSE EASEMENTS, ENCROACHMENTS OR CONDITIONS WERE NOTED. TITLE REPORT NOT REVIEWED.</u> | |
| | | |
| RECONCILIATION | Improvements Comments: <u>THE SUBJECT HAS A FUNCTIONAL FLOOR PLAN WITH LESS THAN NORMAL PHYSICAL DEPRECIATION. NO FUNCTIONAL OR EXTERNAL OBSOLESCENCE WAS NOTED. THE SUBJECT IS RATED AT AVERAGE QUALITY CONSTRUCTION.</u> | |
| | | |
| | | |
| | Indicated Value by Sales Comparison Approach \$ <u>400,000</u> | |
| | Indicated Value by Cost Approach (if developed) \$ _____ | |
| | Indicated Value by Income Approach (if developed) \$ _____ | |
| | Final Reconciliation <u>THE SALES COMPARISON APPROACH TO VALUE IS BELIEVED TO BE THE BEST SUITED TO THE APPRAISAL OF SINGLE FAMILY RESIDENCES AND THE GREATEST WEIGHT IS GIVEN TO THIS INDICATED VALUE. THE COST APPROACH AND THE INCOME APPROACH ARE NEITHER APPLICABLE NOR NECESSARY.</u> | |
| | | |
| | | |
| | | |
| ATTACHMENTS | This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____ | |
| | <input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. | |
| | Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>400,000</u> , as of: <u>400,000</u> , which is the effective date of this appraisal. | |
| | If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda. | |
| | A true and complete copy of this report contains _____ pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. | |
| | Attached Exhibits: | |
| | <input checked="" type="checkbox"/> Scope of Work | <input checked="" type="checkbox"/> Limiting Cond./Certifications |
| | <input checked="" type="checkbox"/> Map Addenda | <input type="checkbox"/> Narrative Addendum |
| | <input type="checkbox"/> Hypothetical Conditions | <input type="checkbox"/> Cost Addendum |
| | <input type="checkbox"/> Extraordinary Assumptions | <input checked="" type="checkbox"/> Photograph Addenda |
| <input type="checkbox"/> Sketch Addendum | | |
| <input type="checkbox"/> Manifest House Addendum | | |
| Client Contact: _____ Client Name: <u>REYNOLDS</u> | | |
| E-Mail: _____ Address: <u>20957 EATON ROAD, RENO, NV 89521</u> | | |
| APPRaiser: _____ SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable) | | |
| Supervisory or Co-Appraiser Name: _____ | | |
| Company: _____ | | |
| Phone: _____ Fax: <u>JJVL 034</u> | | |
| E-Mail: _____ | | |

637

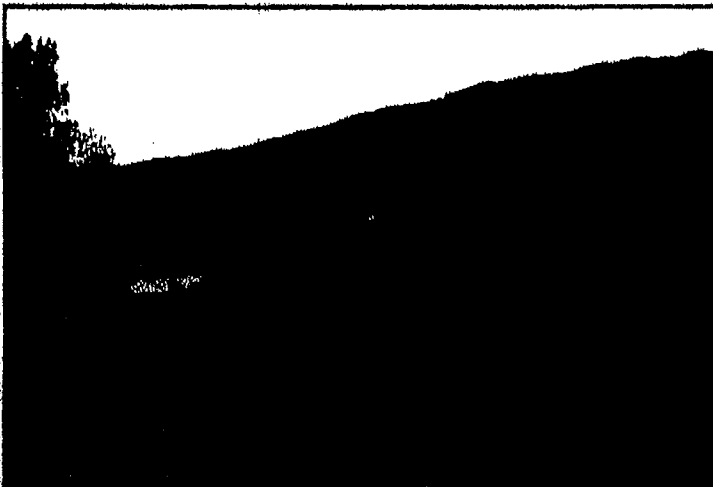


Subject Front

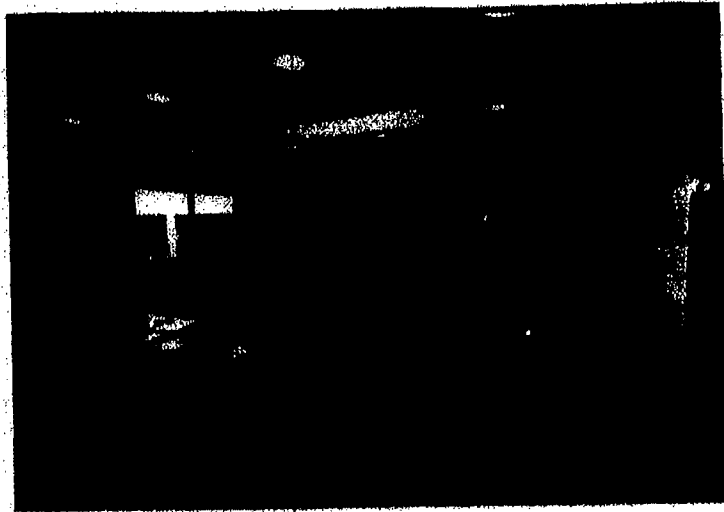
20957 EATON RD
 Sales Price
 Gross Living Area 2,180
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location AVERAGE
 View MOUNTAIN
 Site 1.12 ACRES
 Quality AVERAGE
 Age 26A/5E



Subject Rear



Subject Street



Kitchen

20957 EATON RD

Sales Price

Gross Living Area 2,180

Total Rooms 6

Total Bedrooms 3

Total Bathrooms 2

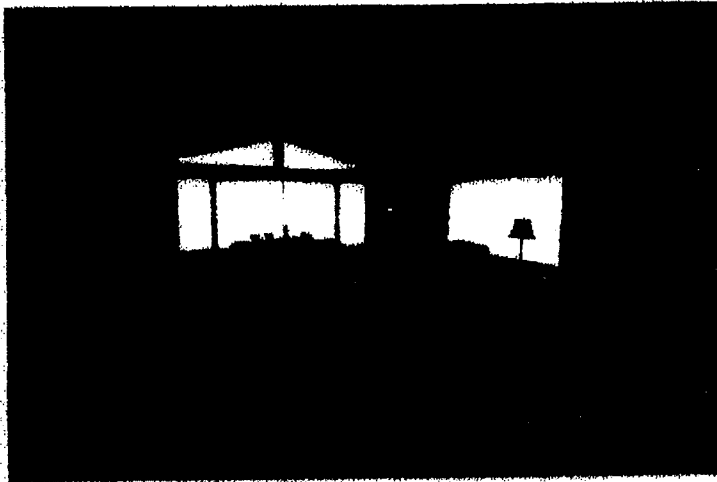
Location AVERAGE

View MOUNTAIN

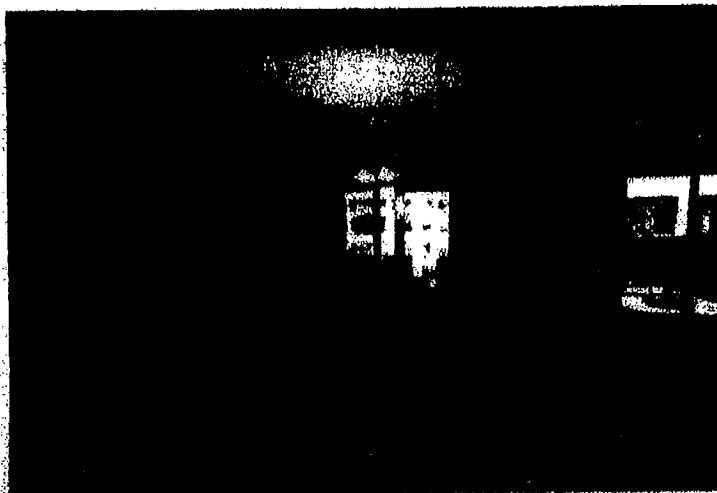
Site 1.12 ACRES

Quality AVERAGE

Age 26A/5E



Living Room



Dining Room



Foyer

20957 EATON RD

Sales Price

Gross Living Area 2,180

Total Rooms 6

Total Bedrooms 3

Total Bathrooms 2

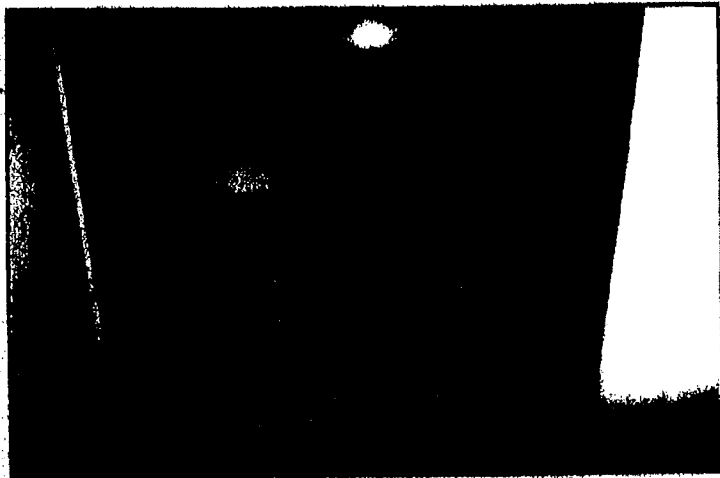
Location AVERAGE

View MOUNTAIN

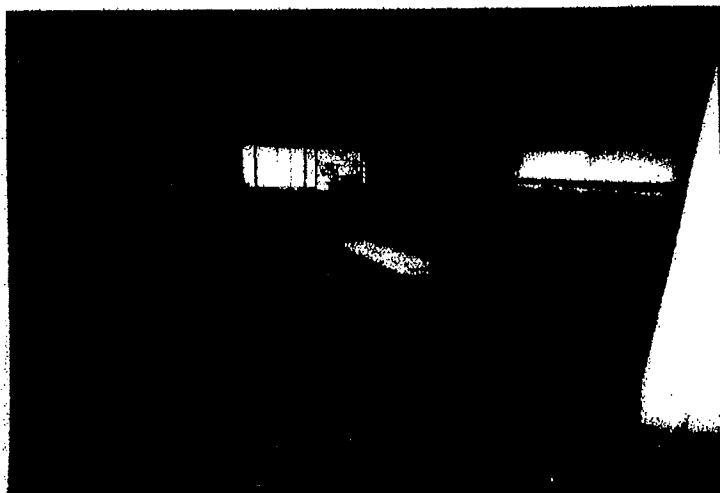
Site 1.12 ACRES

Quality AVERAGE

Age 26A/SE



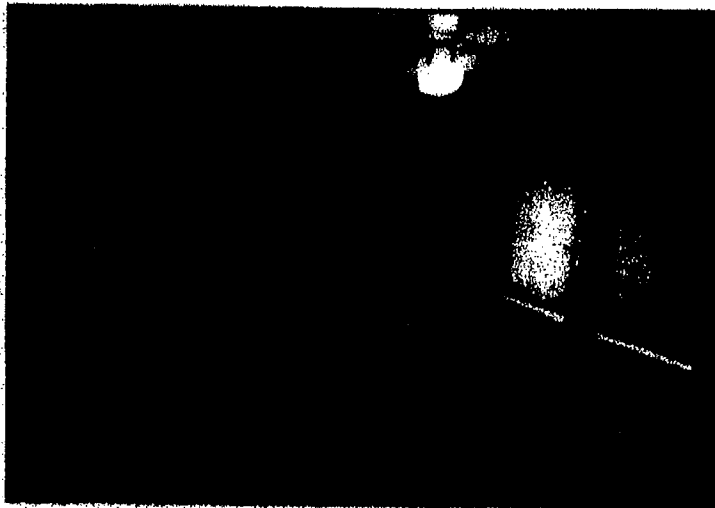
Bed Room



Bed Room

JJVL 038

641

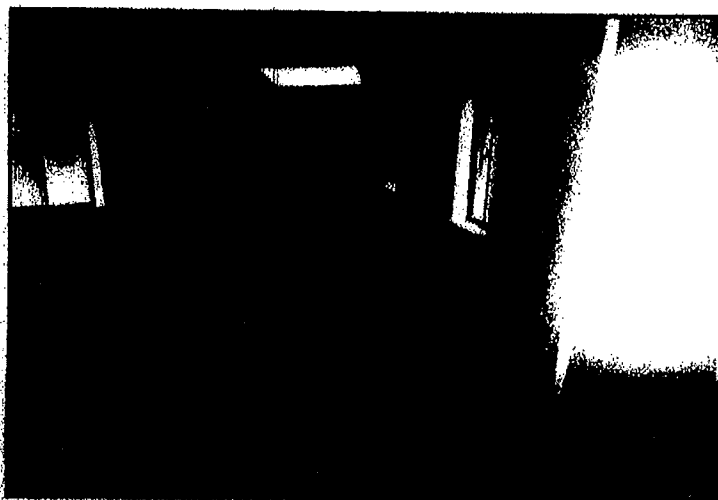


Bed Room

20957 EATON RD
 Sales Price
 Gross Living Area 2,180
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location AVERAGE
 View MOUNTAIN
 Site 1.12 ACRES
 Quality AVERAGE
 Age 26A/5E



Bath

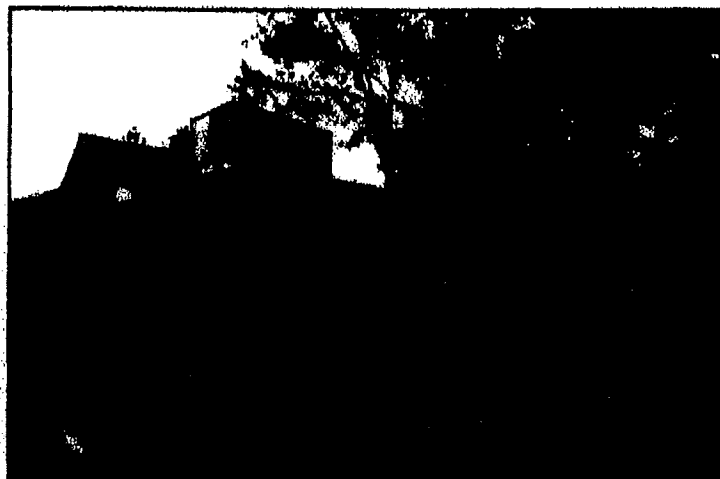


Bath

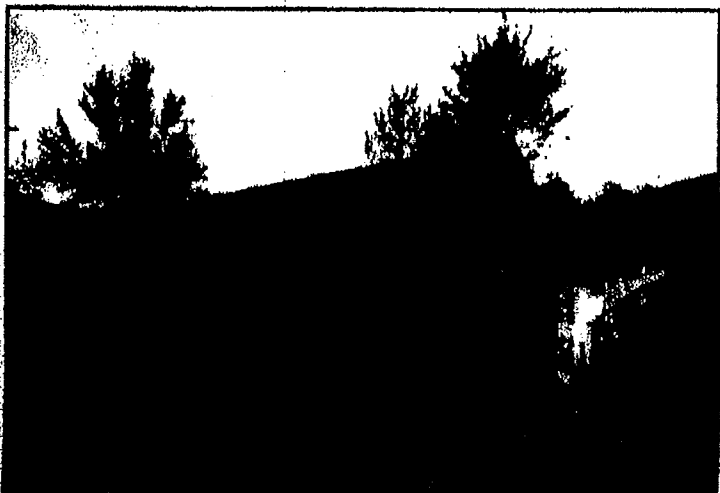


Guest House

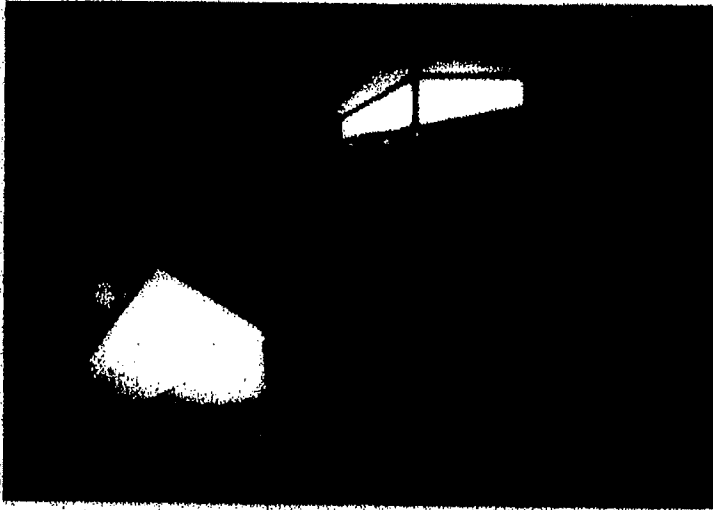
20957 EATON RD
 Sales Price
 Gross Living Area 2,180
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location AVERAGE
 View MOUNTAIN
 Site 1.12 ACRES
 Quality AVERAGE
 Age 26A/5E



Guest House Rear



Guest House Rear



Guest House

20957 EATON RD

Sales Price

Gross Living Area 2,180

Total Rooms 6

Total Bedrooms 3

Total Bathrooms 2

Location AVERAGE

View MOUNTAIN

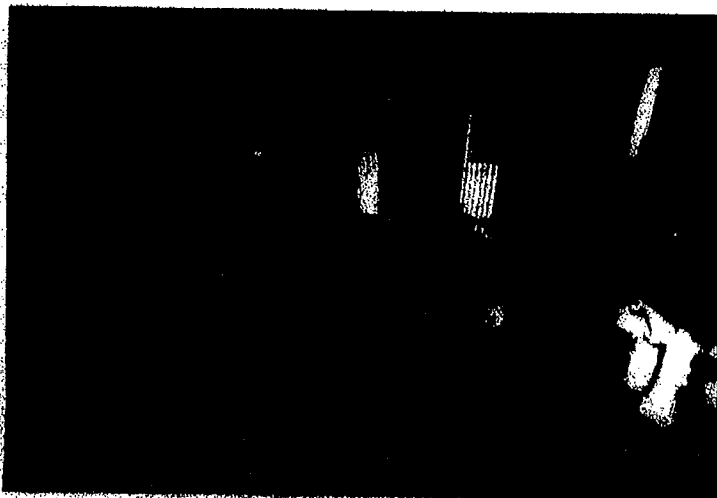
Site 1.12 ACRES

Quality AVERAGE

Age 26A/5E



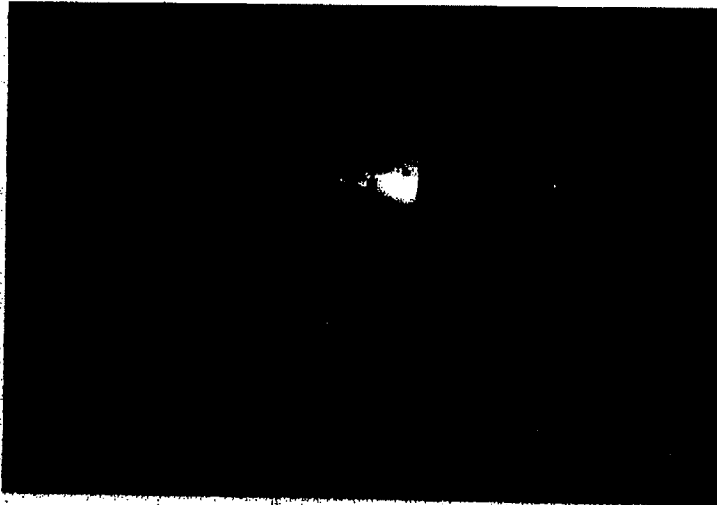
Guest House Bath



Guest House

JJVL 041

644



Guest House

20957 EATON RD

Sales Price

Gross Living Area 2,180

Total Rooms 6

Total Bedrooms 3

Total Bathrooms 2

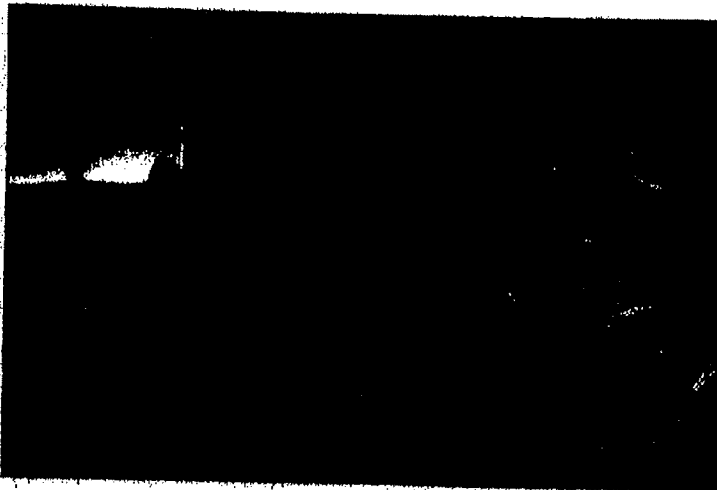
Location AVERAGE

View MOUNTAIN

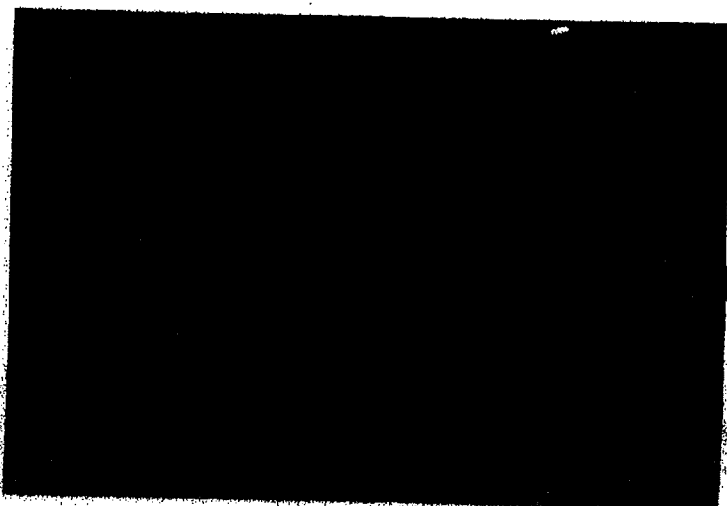
Site 1.12 ACRES

Quality AVERAGE

Age 26A/5E



Guest House



Guest House



Barn/Shop

20957 EATON RD

Sales Price

Gross Living Area 2,180

Total Rooms 6

Total Bedrooms 3

Total Bathrooms 2

Location AVERAGE

View MOUNTAIN

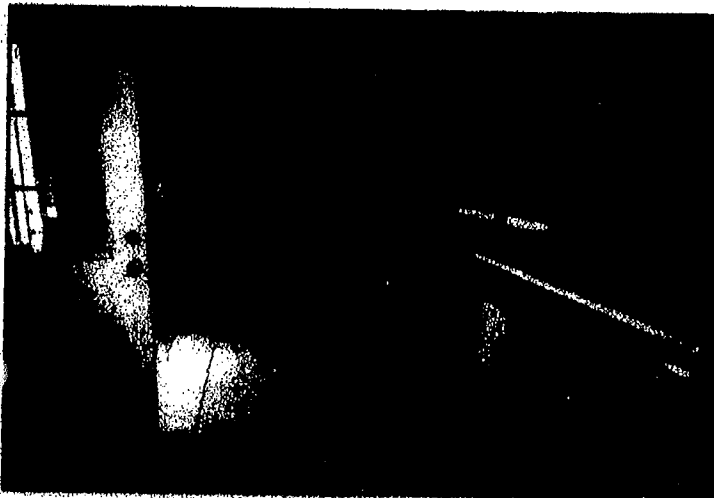
Site 1.12 ACRES

Quality AVERAGE

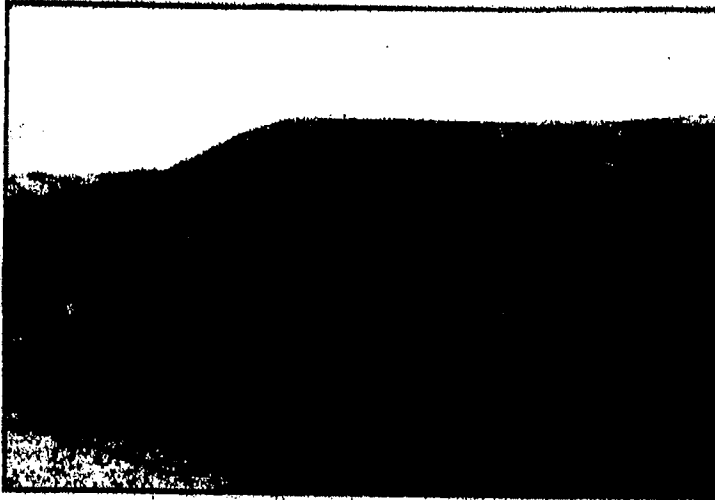
Age 26A/5E



Barn/Shop



Barn/Shop



Comparable 1

20890 AMES LN
 Prox. to Subject 0.12 MILES NE
 Sale Price 287,000
 Gross Living Area 1,804
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Location AVERAGE
 View MOUNTAIN
 Site 1.26 ACRES
 Quality AVERAGE
 Age 46A/25E



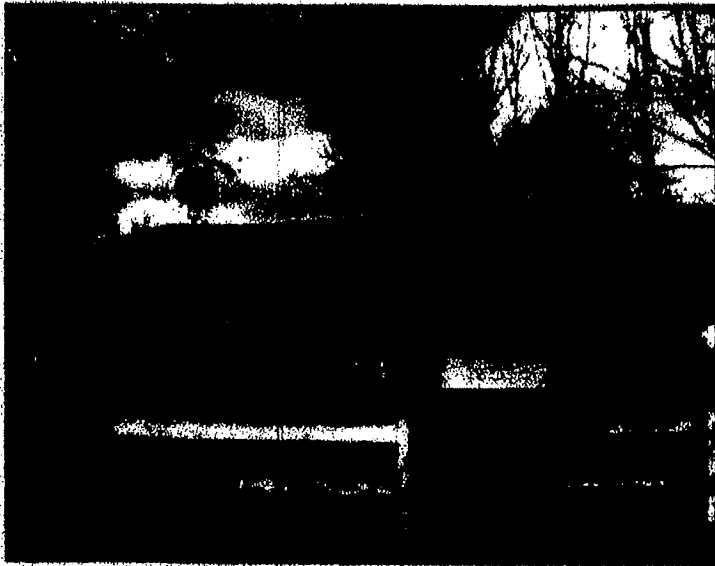
Comparable 2

125 ANDREW LN
 Prox. to Subject 1.24 MILES E
 Sale Price 402,000
 Gross Living Area 3,467
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 3
 Location AVERAGE
 View MOUNTAIN
 Site .97 ACRES
 Quality AVERAGE
 Age 10



Comparable 3

20685 COOKE DR
 Prox. to Subject 0.24 MILES NE
 Sale Price 370,000
 Gross Living Area 2,823
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 3
 Location AVERAGE
 View MOUNTAIN
 Site 1.06 AC
 Quality AVERAGE
 Age 35A/5E



Listing 1

142 CONCHO DR
 Proximity to Subject 0.46 MILES S
 List Price 326,000
 Days on Market 58
 Gross Living Area 1,610
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Age 49A/10E



Listing 2

20975 DAVID DR
 Proximity to Subject 0.13 MILES N
 List Price 334,900
 Days on Market 52
 Gross Living Area 2,823
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3
 Age 54A/15E

Listing 3

Proximity to Subject
 List Price
 Days on Market
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Age



FIRST CENTENNIAL TITLE COMPANY OF NEVADA
1450 RIDGEVIEW DRIVE, STE. 100
RENO, NV 89519
PHONE: (775) 689-8510 • FAX: (775) 689-8520

AMENDMENT TO ESCROW INSTRUCTIONS

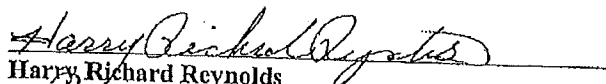
RE: ESCROW NO. 196130-GG


DATED: February 26, 2013

This is your authorization and instruction to issue a check in the amount of \$80,082.25 to First Centennial Title for our escrow for the purchase of the property located at 2020 Back Nine Trail, Reno, Nevada

SELLERS:

196668 MI


Harry, Richard Reynolds


Deann Reynolds

REY00093

649



FIRST CENTENNIAL TITLE COMPANY OF NEVADA

1450 RIDGEVIEW DRIVE, STE. 100

RENO, NV 89519

PHONE: (775) 689-8510 • FAX: (775) 689-8520

COMMISSION INSTRUCTIONS

Date: January 14, 2013

Escrow Number: 196130-GG

Escrow Officer: Gloria Grubic

Re: 20957 Eaton Road, Reno, NV

You are advised that the commission to be paid for services in connection with this transaction is the sum of \$ 23,100.00.

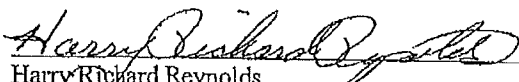
Said amount is to be disbursed as follows:

\$11,550.00 To: J.E. Johns & Associates
6119 Ridgeview Drive Suite 50
Reno, Nevada
Agent: AJ Johnson

\$11,550.00 To: Keller Williams
690 Sierra Rose Drive
Reno, Nevada
Agent: Brian Kincannon

I have read and hereby approve the foregoing, and you will pay said commission at the close of this escrow and charge my account thereof, or if necessary I will hand you funds required to pay the same.

SELLERS:


Harry Richard Reynolds


Deann Reynolds

READ, APPROVED AND ACCEPTED:

J.E. Johns & Associates

Keller Williams

License No. _____

Exp. Date _____

License No. _____

Exp. Date _____

REY00138

650



FIRST CENTENNIAL TITLE COMPANY OF NEVADA

1450 RIDGEVIEW DRIVE, STE. 100

RENO, NV 89519

PHONE: (775) 689-8510 • FAX: (775) 689-8520

COMMISSION INSTRUCTIONS

Date: January 14, 2013

Escrow Number: 196130-GG

Escrow Officer: Gloria Grubic

Re: 20957 Eaton Road, Reno, NV

You are advised that the commission to be paid for services in connection with this transaction is the sum of \$ 23,100.00.

Said amount is to be disbursed as follows:

\$11,550.00 To: J.E. Johns & Associates
6119 Ridgeview Drive Suite 50
Reno, Nevada
Agent: AJ Johnson

\$11,550.00 To: Keller Williams
690 Sierra Rose Drive
Reno, Nevada
Agent: Brian Kincannon

I have read and hereby approve the foregoing, and you will pay said commission at the close of this escrow and charge my account thereof, or if necessary I will hand you funds required to pay the same.

SELLERS:

Harry Richard Reynolds

Deann Reynolds

READ, APPROVED AND ACCEPTED;

J.E. Johns & Associates

Keller Williams

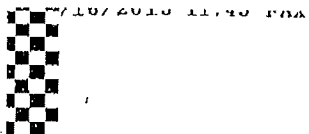
License No. 32321

Exp. Date 10/15

License No. _____

Exp. Date _____

REV00100



FIRST CENTENNIAL TITLE COMPANY OF NEVADA

1450 RIDGEVIEW DRIVE, STE. 100

RENO, NV 89519

PHONE: (775) 689-8510 • FAX: (775) 689-8520

COMMISSION INSTRUCTIONS

Date: January 14, 2013

Escrow Number: 196130-GG

Escrow Officer: Gloria Grubic

Re: 20957 Eaton Road, Reno, NV

You are advised that the commission to be paid for services in connection with this transaction is the sum of \$ 23,100.00.

Said amount is to be disbursed as follows:

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Reno, Nevada
Agent: Brian Kincannon

I have read and hereby approve the foregoing, and you will pay said commission at the close of this escrow and charge my account thereof, or if necessary I will hand you funds required to pay the same.

SELLERS:

Harry Richard Reynolds

Deann Reynolds

READ, APPROVED AND ACCEPTED:

J.E. Johns & Associates

Keller Williams

License No. _____

Exp. Date _____

License No. 0166

Exp. Date 1/31/13



FIRST CENTENNIAL TITLE COMPANY OF NEVADA
1450 RIDGEVIEW DRIVE, STE. 100
RENO, NV 89519
PHONE: (775) 689-8510 • FAX: (775) 689-8520

ADDENDUM TO ESCROW INSTRUCTIONS

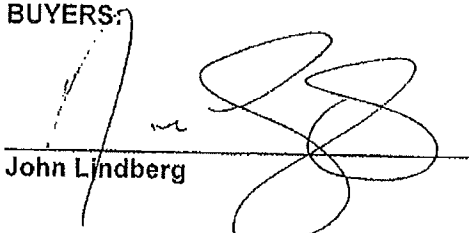
RE: ESCROW NO. 196130-GG


DATED: February 28, 2013

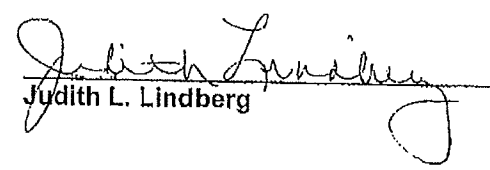
The parties acknowledge that title is to be taken in the names of John Lindberg and Michal Lindberg, husband and wife and Judith L. Lindberg, an unmarried woman all as joint tenants. Judith L. Lindberg is added as buyer to the offer and acceptance.

All other terms and conditions of said escrow are to remain the same, except as set forth above.

BUYERS:


John Lindberg


Michal Lindberg


Judith L. Lindberg

REY00141

653

Residential Listing Input Form



TYPE OF PROPERTY ☒ Site/Sick/Built ☐ Condo/Townhouse
☐ Manufact/Modular ☐ Shared Ownership

LISTING DATE September 21, 2012

EXPIRATION DATE February 28, 2013

Agent Name A.J. Johnson

2nd Agent _____

Office J.E. Johns & Associates

2nd Office _____

Agent email ajjohns@jehs.com

2nd Agent email _____

Contact Name _____

Phone _____

Showing Instructions: ☒ Listing Agent ☐ Listing Office ☐ Owner ☐ Tenant
☒ Lockbox Direct ☐ Lockbox/Call 1st ☐ Drive By ☐ Showing/Assist ☐ Showing Service
(Other than Showing/Assist)

To Show, please contact: _____

(This field is alphanumeric. Enter the name and exact phone number or email address that members should use to schedule a showing)

Price \$ 399,999

CommBB ☐ \$ ☐ %

2.5

Variable Rate ☒ Y ☐ N

Sliding Scale ☐ Y ☒ N

Area 174

Address # 20951

Direction _____

Street Garden Road

Type _____

Unit # _____

City Reno

State Nev

Zip _____

County _____

Washoe

Xstreet/Directions 3951 Pleasant Valley / Garden

Parcel # 04533711

Acreage _____

Water Rights ☐ Y ☐ N

Taxes \$ 273410

Assessment \$ 0

HUD ☐ Y ☐ N

SALE/LEASE

- ☒ For Sale
☐ For Lease/Option
☐ For Sale or Lease Option
☐ For Auction

LISTING TYPE

- ☒ Exclusive Right
☐ Exclusive Agency
☐ Exclusive Right with Reservations

SPECIAL CONDITIONS OF SALE

- ☐ REO
☒ None
☐ Relocation
☐ Short Sale
☐ Subj. to Court Approval
☐ Yes-Other _____

FANNIE MAE FIRST ☐ Y ☒ N

LIMITED SERVICE LISTING ☐ Y ☒ N

COMMON INTEREST OWNERSHIP ☐ Y ☒ N

ATTACHED/COMMON WALL ☐ Y ☒ N

SCHOOLS:

Verify with District

Elem. Pleasant Valley

Middle Dupont

High Carson

Bedrooms # 3

Baths # 2

#Full or 3/4 2

#Half 0

#Garage 4

#Carport 0

STORIES 1

TOTAL LIVING SPACE 2095

SOURCE OF SQ FT ☒ Owner ☐ Assessor ☒ Appraiser ☐ Agent ☐ Plans

YEAR BUILT 1986

CONSTRUCTION

- ☐ Frame
☐ Masonry
☐ Rock
☐ Log
☐ 2nd Exterior
☐ Manufact/converted
☐ Manufact/converted
☐ Manufact/conv. in sacrow
☐ Modular
☐ Insulated Concrete Forms
☐ Low VOC Products
☐ Alternative Materials

ZONING LDS/SER

ZONING CATEGORY

- ☒ Single Family
☐ Multifamily
☐ Manufactured Housing
☐ Office
☐ PUD
☐ Commercial
☐ Industrial
☐ Agricultural
☐ Non-conforming

SOURCE OF ZONING

- ☒ Owner
☐ Assessor
☐ Appraiser
☐ City

HORSES OKAY

- ☒ Yes
☐ No

A GARAGE TYPES

- ☐ 1. None
☒ 2. Attached
☒ 3. Detached
☐ 4. Under
☐ 5. Both Att & Det
☐ 6. Tandem
☐ 7. Carport
☐ 8. Designated Parking
☐ 9. Common

B. HOA AMENITIES

- ☐ 1. No Amenities
☐ 2. Adult Parking
☐ 3. Adult Living
☐ 4. Certified 55+
☐ 5. Air Strip Access
☐ 6. Beach
☐ 7. Boat Launch
☐ 8. Buoy
☐ 9. Carport
☐ 10. Club Hl/Rac Rm
☐ 11. Com. Area Maint.
☐ 12. Dock
☐ 13. Equestrian
☐ 14. Exterior Maint.
☐ 15. Garage
☐ 16. Gates/Fences
☐ 17. Golf
☐ 18. Gym
☐ 19. Insured Structure
☐ 20. Landsc. Maint. Full
☐ 21. Landsc. Maint. Part
☐ 22. Life Guard
☐ 23. Marina
☐ 24. Nordic Trails
☐ 25. On-site Mgt.
☐ 26. Pier

C. ADJOINS

- ☐ 1. Golf Course
☐ 2. Greenbelt
☐ 3. Lake
☐ 4. Creek/Stream
☐ 5. Forest
☐ 6. BLM/BIA
☐ 7. Street
☐ 8. Undeveloped Acr.
☐ 9. Common Area
☐ 10. Split Lake Front
☐ 11. Air Strip
☐ 12. River

D. VIEW (OPTIONAL)

- ☒ 1. Yes
☐ 2. Mountain
☐ 3. Lake
☐ 4. Golf Course
☐ 5. City
☐ 6. Park
☐ 7. Valley
☐ 8. Desert
☐ 9. River
☐ 10. Greenbelt
☐ 11. Trees
☐ 12. Creek
☐ 13. Wooded
☐ 14. Filtered Lake View
☐ 15. Peak View
☐ 16. Year Round Stream
☐ 17. Ski Resort
☐ 18. Meadow

Agent _____

Seller _____

Seller _____

J.E. Johns & Associates PO Box 12201 Reno, NV 89510
 Phone: 775.856.2325 Fax: 775.851.3323

James Johns

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.zipLogix.com

NNRMLS 7/8/2011 page 1 of 9

Untitled

JJVL 07

654

Residential Listing Input Form page 2



Listing #

E. INTERIOR FEATURES/ PERSONAL PROP. INCL

- ☐ 1. None
- ☐ 2. Drapes/Curtains
- ☐ 3. Blinds/Shades
- ☐ 4. Rods
- ☐ 5. Garage Door Opener(s)
- ☐ 6. Smoke Detector
- ☐ 7. Intercom
- ☐ 8. Security System/Owned
- ☐ 9. Security System/Leased
- ☐ 10. Central Vacuum
- ☐ 11. Humidifier
- ☐ 12. Filter System
- ☐ 13. Washer
- ☐ 14. Dryer
- ☐ 15. Hot Tub
- ☐ 16. Softener/Ranted
- ☐ 17. Water Softener/Owned
- ☐ 18. Furnished
- ☐ 19. Refrigerator
- ☐ 20. Portable Dishwasher
- ☐ 21. Microwave (portable)

F. LIVING ROOM

- ☐ 1. None
- ☐ 2. Separate/Formal
- ☐ 3. Combo/Fam. Rm
- ☐ 4. Great Room
- ☐ 5. Fireplace/Woodstove/Pellet
- ☐ 6. High Ceiling
- ☐ 7. Ceiling Fan
- ☐ 8. Combo/Dining Rm

G. DINING ROOM

- ☐ 1. Separate/Formal
- ☐ 2. Kitchen Combo
- ☐ 3. Living Rm Combo
- ☐ 4. Family Rm Combo
- ☐ 5. Great Room
- ☐ 6. Fireplace/Woodstove/Pellet
- ☐ 7. High Ceiling
- ☐ 8. Ceiling Fan
- ☐ 9. No Dining Room

H. FAMILY ROOM

- ☐ 1. None
- ☐ 2. Separate
- ☐ 3. Combo/Living Room
- ☐ 4. Great Room
- ☐ 5. Fireplace/Woodstove/Pellet
- ☐ 6. High Ceiling
- ☐ 7. Ceiling Fan

I. KITCHEN

- ☐ 1. Gas Range
- ☐ 2. Electric Range
- ☐ 3. Single Oven
- ☐ 4. Double Oven
- ☐ 5. Refrigerator
- ☐ 6. Built-in Dishwasher
- ☐ 7. Garbage Disposal
- ☐ 8. Microwave - Built-in
- ☐ 9. Trash Compactor
- ☐ 10. Island
- ☐ 11. Pantry
- ☐ 12. Breakfast Bar
- ☐ 13. Breakfast Nook
- ☐ 14. CookTop
- ☐ 99. None of the Above

J. MASTER BDRM

- ☐ 1. None
- ☐ 2. Walk-In Closet
- ☐ 3. Fireplace, Woodstove, Pellet
- ☐ 4. High Ceiling
- ☐ 5. Ceiling Fan
- ☐ 6. Double Siding

- ☐ 7. Shower Stall
- ☐ 8. Tub/Shower Combo
- ☐ 9. Bathtub
- ☐ 10. Garden Tub
- ☐ 11. Jetted Tub
- ☐ 12. On Main Floor
- ☐ 13. 2nd Master Bdrm (or more)

K. LAUNDRY AREA

- ☐ 1. None
- ☐ 2. Yes
- ☐ 3. Hall Closet
- ☐ 4. Kitchen
- ☐ 5. Garage
- ☐ 6. Bedroom Combo
- ☐ 7. Laundry Room
- ☐ 8. Laundry Sink
- ☐ 9. Cabinets
- ☐ 10. Shelves
- ☐ 11. Common

L. OTHER ROOMS

- ☐ 1. None
- ☐ 2. Yes
- ☐ 3. Office/Den (not incl. in bdrms)
- ☐ 4. Study/Library
- ☐ 5. Game Room
- ☐ 6. Sewing Room
- ☐ 7. Bonus Room
- ☐ 8. Loft
- ☐ 9. Entry/Foyer
- ☐ 10. Atrium
- ☐ 11. Mud Room
- ☐ 12. Workshop
- ☐ 13. Maid's Room
- ☐ 14. Sunroom
- ☐ 15. Bdrm/Office on Main Flr
- ☐ 16. Basement-Finished
- ☐ 17. Basement-Unfinished
- ☐ 18. Basement-Walkout/Daylight
- ☐ 19. Guest House
- ☐ 20. In-Law Quarters
- ☐ 21. Rec Room

M. FLOOR COVERING

- ☐ 1. Carpet
- ☐ 2. Ceramic Tile
- ☐ 3. Vinyl Tile
- ☐ 4. Sheet Vinyl
- ☐ 5. Wood
- ☐ 6. Stone
- ☐ 7. Brick
- ☐ 8. Laminate
- ☐ 9. Concrete
- ☐ 10. Marble
- ☐ 11. Slate
- ☐ 12. Porcelain
- ☐ 13. Travertine
- ☐ 99. None/Unfinished

N. FOUNDATION

- ☐ 1. None
- ☐ 2. Concrete/Crawl Space
- ☐ 3. Concrete Slab
- ☐ 4. Masonry
- ☐ 5. Wood
- ☐ 6. Post & Pier
- ☐ 7. Stone
- ☐ 8. Full Perimeter
- ☐ 9. 8-Point
- ☐ 10. Strip

O. EXTERIOR

- ☐ 1. Masonry Veneer
- ☐ 2. Stucco
- ☐ 3. Wood Siding
- ☐ 4. Metal Siding
- ☐ 5. Vinyl Siding
- ☐ 6. Rock

- ☐ 7. Asbestos
- ☐ 8. Log
- ☐ 9. Mesonite
- ☐ 10. Brick
- ☐ 11. Fiber Cement Siding

P. ROOF

- ☐ 1. Pitched
- ☐ 2. Flat
- ☐ 3. Gravel
- ☐ 4. Asphalt
- ☐ 5. Composition/Shingle
- ☐ 6. Wood/Shake
- ☐ 7. Tile
- ☐ 8. Metal

Q. HEATING/COOLING

- ☐ 1. Natural Gas
- ☐ 2. Propane
- ☐ 3. Oil
- ☐ 4. Electric
- ☐ 5. Solar
- ☐ 6. Wood/Coal
- ☐ 7. Geothermal
- ☐ 8. Forced Air
- ☐ 9. Wall Heater
- ☐ 10. Hot Water System
- ☐ 11. Baseboard
- ☐ 12. Fireplace
- ☐ 13. Heat Pump
- ☐ 14. Radiant Heat-Ceiling
- ☐ 15. Radiant Heat-Floor
- ☐ 16. Floor Furnace
- ☐ 17. Radiator
- ☐ 18. No Heat
- ☐ 19. Central Refrig. A/C
- ☐ 20. Evap. Cooling
- ☐ 21. Air Unit

R. WATER HEATER

- ☐ 1. Natural Gas
- ☐ 2. Propane
- ☐ 3. Electric
- ☐ 4. Solar
- ☐ 5. Oil
- ☐ 6. Circulating Pump
- ☐ 7. On Demand
- ☐ 8. Geothermal
- ☐ 99. None

S. WINDOWS

- ☐ 1. Single Pane
- ☐ 2. Double Pane
- ☐ 3. Triple Pane
- ☐ 4. Storm Windows
- ☐ 5. Metal Frame
- ☐ 6. Wood Frame
- ☐ 7. Vinyl Frame
- ☐ 8. Low E
- ☐ 9. Combo/Varies
- ☐ 10. 100% Energy Star

T. FIREPLACE

- ☐ 1. None
- ☐ 2. Yes
- ☐ 3. One
- ☐ 4. Two or More
- ☐ 5. Wood-Burning Stove
- ☐ 6. Wood/Coal Stove
- ☐ 7. Pellet Stove
- ☐ 8. Gas Stove
- ☐ 9. Air Circulating
- ☐ 10. Insert
- ☐ 11. Fireplace
- ☐ 12. Free Standing
- ☐ 13. Gas Log

U. UTILITIES

- ☐ 1. Electricity
- ☐ 2. Natural Gas

- ☐ 3. Propane
- ☐ 4. Oil
- ☐ 5. City/County Water
- ☐ 6. Well-Private
- ☐ 7. Well-Community
- ☐ 8. Assessment to Assume
- ☐ 9. City Sewer
- ☐ 10. Community Sewer
- ☐ 11. Septic
- ☐ 12. Cable
- ☐ 13. DSL Available
- ☐ 14. T1 - Available
- ☐ 15. Telephone
- ☐ 16. Water Meter Installed
- ☐ 17. Solar (photovoltaic)
- ☐ 18. Wind
- ☐ 19. Generator

V. LANDSCAPED

- ☐ 1. None
- ☐ 2. Yes
- ☐ 3. Fully Landscaped
- ☐ 4. Partially Landscaped

W. SPRINKLERS

- ☐ 1. None
- ☐ 2. Full Sprinklers
- ☐ 3. Front
- ☐ 4. Back
- ☐ 5. Drip-Full
- ☐ 6. Drip-Front
- ☐ 7. Drip-Back
- ☐ 8. Automatic
- ☐ 9. Manual

X. FENCED

- ☐ 1. None
- ☐ 2. Full
- ☐ 3. Front
- ☐ 4. Back
- ☐ 5. Partial

Y. PATIO/DECK

- ☐ 1. None
- ☐ 2. Yes
- ☐ 3. Uncovered
- ☐ 4. Covered
- ☐ 5. Enclosed-Screen
- ☐ 6. Enclosed-Glass
- ☐ 7. Breezeway-Open
- ☐ 8. Breezeway-Closed
- ☐ 9. Deck
- ☐ 10. Patio

Z. EXTERIOR FEATURES

- ☐ 1. RV Access/Parking
- ☐ 2. RV Garage
- ☐ 3. Satellite Dish/Owned
- ☐ 4. TV Antennas
- ☐ 5. Dog Run
- ☐ 6. Storage Shed
- ☐ 7. Barn-Outbuildings
- ☐ 8. Corral/Stalls
- ☐ 9. Above Ground Pool
- ☐ 10. In-Ground Pool
- ☐ 11. Spa/Hot Tub
- ☐ 12. Sauna
- ☐ 13. Tennis Courts
- ☐ 14. BBQ-Built In
- ☐ 15. BBQ-Stubbed In
- ☐ 16. Heated Driveway
- ☐ 17. Gazebos
- ☐ 18. Pier
- ☐ 19. Boat House
- ☐ 20. None, N/A
- ☐ 21. Workshop

ZA. WATER TEST

- ☐ 1. Yes
- ☐ 2. No
- ☐ 3. Copy on File

ZB. ACCESS

- ☐ 1. Public
- ☐ 2. Private
- ☐ 3. Private w/Maint Agmt

ZC. TOPOGRAPHY

- ☐ 1. Level
- ☐ 2. Upslope
- ☐ 3. Downslope
- ☐ 4. Steep
- ☐ 5. Rolling
- ☐ 6. Gentle
- ☐ 7. Hilly
- ☐ 8. Comb/Varies
- ☐ 9. Cul-de-sac
- ☐ 10. Flag Lot
- ☐ 11. Corner Lot

ZD. OWNER(S) MAY SELL (Optional)

- ☐ 1. Conventional
- ☐ 2. FHA
- ☐ 3. VA
- ☐ 4. Owner Carry 1st
- ☐ 5. Owner Carry 2nd
- ☐ 6. Cash
- ☐ 7. Exchange/1031
- ☐ 8. Lease/Option

ZE. ACCESSIBILITY (Optional)

- ☐ 1. Bell Lights
- ☐ 2. Electric Lift
- ☐ 3. Entry Ramp
- ☐ 4. No Steps
- ☐ 5. Roll-in Shower
- ☐ 6. Sliding Shelves
- ☐ 7. Triangle Exit
- ☐ 8. Wide Width Doorways
- ☐ 9. Wide Width Hallways

ZF. "GREEN" FEATURES

- ☐ 1. Yes, See Assoc. Docs*
- ☐ 2. None
- ☐ 3. One or more Energy Star Rated Appliances*

*Indicates documented energy efficient ratings, appliances or features. If Green Features ZF: 1 or 3 is checked, worksheet MUST be uploaded into Associated Docs.

UNIT LEVEL

- ☐ 1. Ground Floor
- ☐ 2. Mid Level
- ☐ 3. Top Floor

HU#

SERIAL#

PERS. PROP TAXES \$

SKIRTING

- ☐ 1. None
- ☐ 2. Full
- ☐ 3. Part

WIDTH

- ☐ 1. Single
- ☐ 2. Double
- ☐ 3. Triple

Agent

Seller

Seller

655

am I get answers to.

ptic Tank

How many tanks are there and what size are they?

How long/many feet is the leach line?

When was the last time when the tanks were pumped?

Whereabouts is the leach field located?

Well

How many Gallons per minute does the well produce?

How deep is the well?

How big is the well shaft casing 6" / 8"?

Is the casing steel or PVC?

When was the last time a well pump was replaced?

When was the last time the well bladder was replaced?

Is there water rights?

Is the water hard or smelly? and do you have a water softener

Propane

What are the monthly cost of propane in the winter?

Is natural gas available? and if so what is the cost to bring it up from the street?

Is there propane hook ups for the clothes dryer? or just electric?

Attic/barn house in back

Is it fully insulated?

Is there a breaker box there?

Is there RV hook ups/power/etc...

Tree in the front yard

Did the wind damage the tree?

Has any one looked at the tree and does it have to come down?

Flood Insurance

Is it required?

Roof

When were the roofs last replaced on all the buildings?

Septor

Thursday, January 03, 2013 AOL: AJ4JJ

JJVL

656

ubj: Fwd: easton
ate: 1/3/2013 9:58:39 A.M. Pacific Standard Time
om: bkincannon@kw.com
: AJ4JJ@aol.com

here are the questions.

hanks,
rian
Incannon Team
eller Williams
kincannon@kw.com
75-338-2527

rian, good to see you and thanks for taking the time to show us the property. I have a ton of questions I would like to ask, and hope you can get answers to.

Leach Field

- 1) how many tanks are there and what size are they? 1) TANK 15,000 Gallons (both houses)
2) how long/many feet is the leach line? 200+ Feet (Have blue prints)
3) When was the last time when the tanks were pumped? 2 yrs Ago
4) whereabouts is the leach field located? side house (west side)
5) how many Gallons per minute does the well produce? high more than required (larger pump put in)
6) how deep is the well? - 125 ft table 50 ft
7) how big is the well shaft casing 8" / 8"? 8 in
8) is the casing steel or PVC? - steel
9) when was the last time a well pump was replaced? 6 yrs
10) when was the last time the well bladder was replaced? 3-4 yrs Ago
11) is there water rights? NO
12) is the water hard or smelly? and do you have a water softener Hard water Not smelly NO water softener
13) what are the monthly cost of propane in the winter? - Propane - monthly - 100-200 year 2nd House monthly = 242.00 equal reported p 1 hr
14) is natural gas available? and if so what is the cost to bring it up from the street? - NO / electric only - line about for hook up propane
15) is there propane hook ups for the clothes dryer? or just electric?
16) is it fully insulated? YES
17) is there a breaker box there? NO - runs off separate off mother unit QUARTERS / Barn Has error plug
18) is there RV hook ups/power etc... - Damage - also just grow front way
19) did the wind damage the tree?
20) has any one looked at the tree and does it have to come down? NO
Flood Insurance NO
21) is it required?
22) when were the roofs last replaced on all the buildings? 5-7 yrs Ago All at same time
Thanks Brian

Blue print
for
Leach Field

Water
Pressure

JJVL nan

Thursday January 03, 2013 AOL: AJ4JJ

657

Subject: Re: Physical and pest inspection - 20957 EATON
Date: 1/31/2013 2:44:05 P.M. Pacific Standard Time
From: bkincannon@kw.com
To: AJ4JJ@aol.com
The inspections went well there are some items with the home. Please
review the last inspection and we will put together a repair addendum.

Thanks,
Brian
Kincannon Team
Keller Williams
bkincannon@kw.com
75-338-2527

AJ4JJ@aol.com:

> 1-30-13

> You called today. How did the inspection go?? A.J. Johnson

> In a message dated 1/24/2013 10:32:40 A.M. Pacific Standard Time,
> bkincannon@kw.com writes:

> Just have them fill it up at this time. How are we with the well? Is
> the inspection time ok?

> Thanks,

> Brian
> Kincannon Team
> Keller Williams
> bkincannon@kw.com
> 775-338-2527

> Quoting AJ Johnson <aj4jj@aol.com>:

>> Anything on the riser for the septic??

>> Sent from my iPhone

>> On Jan 24, 2013, at 9:42 AM, bkincannon@kw.com wrote:

>>> ----- Forwarded message from bkincannon@kw.com -----
>>> Date: Tue, 22 Jan 2013 14:43:11 -0800
>>> From: bkincannon@kw.com

>>> Subject: Physical and pest inspection - 20957 EATON
>>> To: AJ4JJ <AJ4JJ@aol.com>

>>> Hi A.J.
>>> I just heard from the physical inspector and the inspection is set
>>> up for Tuesday at 10am. January 29th at 10am.
>>> Please let us know you received this email and that time will work
>>> for your seller. Also, any information on the well inspection?

>>> Thank you,
>>> Tammy Kincannon
>>> Keller Williams Group One Realty
>>> 775.220.7853
>>> tkincannon@kw.com

>>>

JJVL 75

Sunday, February 10, 2013 AOL: AJ4JJ

658

>>
>>

> Quoting bkincannon@kw.com:

>

>>> Thanks A.J.

>>> Can you tell me if you have the inspection report for the well?

>>> If not, do you have a time frame on that inspection?

>>> We are trying to schedule the physical and pest for either Monday

>>> or Tuesday next week at 10am. Once I hear back from the inspector

>>> I will let you know.

>>> Hope you are feeling better,

>>> Tammy Kincannon

>>> Kincannon Team

>>> Keller Williams Group One Realty

>>> 775.220.7653

>>> tkincannon@kw.com

>>>

>>>

>>>

>>> Quoting AJ4JJ@aol.com:

>>>

>>>> 1-19-13

>>>>

>>>>

>>>> Please see attached Septic Report on Eaton. Pumping and Inspection -

>>>> Thanks, A.J. Please let me know when inspections are. Thanks.

> A.J.

>>>

>>>

>>>

>>>

>> — End forwarded message —

>>

>>

>

>

>

>

JJVL 00

Sunday, February 10, 2013 AOL: AJ4JJ

659

Subj: Counter Offer on 20957
Date: 1/4/2013 12:38:12 P.M. Pacific Standard Time
From: AJ4JJ@aol.com
To: bklineannon@kw.com
Cc: AJ4JJ@aol.com

1-4-13

Brian - I will be your point of contact on this file for Jim Johns - The Sellers have elected to counter only because (the well, septic, buildings and pellet(s) stoves are all in good condition) they have an appraisal for \$400,000 and are willing to share with the Buyers. Thank you. A.J. (see attached)

(Just a heads up) obviously you know because there is limited inventory - there are three more showings on this property today...Thanks again for your offer. Hopefully we can work together.

"I shall pass this way but once
therefore,
any good I can do, or any kindness
I can show another human-being,
let me do it now ~
Let me not ask why, or delay
nor excuse it ~
For I shall not pass this way
again..."

JJVL

Friday, January 04, 2013 AOL: AJ4JJ

666D

6119 Ridgeway Ct. Ste 500B
Reno, NV 89519
Business: 775-856-2525
Fax: 775-851-3325
A.J.J@acf.com

J.E. JOHNS & ASSOCIATES

Fax

| | |
|--------------------|--------------------|
| To: Deann Reynolds | From: A.J. Johnson |
| Fax: 775-853-8288 | Pages: 5 |
| Phone: | Date: 1/3/2013 |
| Re: | CC: |

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

First Page is the Questions they potential Buyer needs answered. Also - The next two pages are the listing you called me about and the list of potential townhouses/condos

*Deann
Please get back to
me on Questions
 asap!
Thanks
a.j.*

DISCLAIMER:

The information contained in this facsimile message is intended for the sole confidential use of the designated recipients and may contain confidential information. If you have received this information in error, any review, dissemination, distribution or copying of this information is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by mail or if electronic, reroute back to the sender. Thank you.

JJvL106

6661

Thanks,
Brian
Kincannon Team
Keller Williams
bkincannon@kw.com
775-338-2527

Brian, good to see you and thanks for taking the time to show us the property. I have a ton of questions I would like to ask, and hope you can get answers to.

Septic Tank

- 1) how many tanks are there and what size are they?
- 2) how long/many feet is the leach line?
- 3) When was the last time when the tanks were pumped?
- 4) whereabouts is the leach field located?

Well

- 1) how many Gallons per minute does the well produce?
- 2) how deep is the well?
- 3) how big is the well shaft casing 6" / 8"?
- 4) Is the casing steel or PVC?
- 5) when was the last time a well pump was replaced?
- 6) when was the last time the well bladder was replaced?
- 7) is there water rights?
- 8) is the water hard or smelly? and do you have a water softener

Propane

- 1) what are the monthly cost of propane in the winter?
 - 2) is natural gas available? and if so what is the cost to bring it up from the street?
 - 3) is there propane hook ups for the clothes dryer? or just electric?
- little/barn house in back

- 1) is it fully insulated?
- 2) is there a breaker box there?
- 3) is there RV hook ups/power etc...

Tree in the front yard

- 1) did the wind damage the tree?
- 2) has any one looked at the tree and does it have to come down?

Flood Insurance

- 1) is it required?

Roof

- 1) when were the roofs last replaced on all the buildings?

Thanks Brian

JJvL107

Thursday, January 03, 2013 AOL: AJ4JJ

6662

Subj: Fwd: eaton
 Date: 1/3/2013 9:58:39 A.M. Pacific Standard Time
 From: bkincannon@kw.com
 CC: AJ4JJ@aol.com

Here are the questions.

Thanks,

Brian

Kincannon Team

Keller Williams

bkincannon@kw.com

775-338-2527

Brian, good to see you and thanks for taking the time to show us the property. I have a ton of questions I would like to ask, and hope you can get answers to.

Septic Tank

- 1) how many tanks are there and what size are they? 1 Tank 15,000 Gallons (both houses)
- 2) how long/many feet is the leach line? 200+ Feet (Have blue prints)
- 3) When was the last time when the tanks were pumped? 2 yrs Ago
- 4) whereabouts is the leach field located?

Well - side house (west side)

- 1) how many Gallons per minute does the well produce? high more than required (Larger pump put in)
- 2) how deep is the well? - 125 ft + table 50 ft
- 3) how big is the well shaft casing 6" 8" 8 in
- 4) Is the casing steel or PVC? - steel
- 5) when was the last time a well pump was replaced? 6 yrs
- 6) when was the last time the well bladder was replaced? 3-4 yrs Ago
- 7) Is there water rights? NO
- 8) Is the water hard or smelly? and do you have a water softener Hard water Not smelly NO water softener

- Propane - Pellet Stove - monthly - 100-200 year 2nd House monthly = 242.00 equal prepared p 1st
- 1) what are the monthly cost of propane in the winter?
 - 2) Is natural gas available? and if so what is the cost to bring it up from the street? - NO / Electric only - Line about for Hook-up propane
 - 3) Is there propane hook ups for the clothes dryer? or just electric?

little/barn house in back

- 1) Is it fully insulated? YES
 - 2) Is there a breaker box there? NO - runs off separate off mother unit
 - 3) Is there RV hook ups/power etc... - YES
- Tree in the front yard - Damaged - Staw - front way
- 1) did the wind damage the tree?
 - 2) has any one looked at the tree and does it have to come down? NO

Flood Insurance

- 1) Is it required? NO

Roof

- 1) when were the roofs last replaced on all the buildings? 5-7 yrs Ago

Thanks Brian

All at same time

Blue Print
For
Leach Field

Water
Pressure

JJVL108

Thursday, January 03, 2013 AOL: AJ4JJ

663

can get answers to.

Septic Tank

- 1) how many tanks are there and what size are they?
- 2) how long/many feet is the leach line?
- 3) When was the last time when the tanks were pumped?
- 4) whereabouts is the leach field located?

Well

- 1) how many Gallons per minute does the well produce?
- 2) how deep is the well?
- 3) how big is the well shaft casing 6" / 8"?
- 4) Is the casing steel or PVC?
- 5) when was the last time a well pump was replaced?
- 6) when was the last time the well bladder was replaced?
- 7) is there water rights?
- 8) is the water hard or smelly? and do you have a water softener

Propane

- 1) what are the monthly cost of propane in the winter?
- 2) is natural gas available? and if so what is the cost to bring it up from the street?
- 3) is there propane hook ups for the clothes dryer? or just electric?

little/barn house in back

- 1) is it fully insulated?
- 2) is there a breaker box there?
- 3) is there RV hook ups/power etc...

Tree in the front yard

- 1) did the wind damage the tree?
- 2) has any one looked at the tree and does it have to come down?

Flood insurance

- 1) is it required?

Roof

- 1) when were the roofs last replaced on all the buildings?

Thursday, January 03, 2013 AOL: AJ4JJ

JJvL109

664

Subj: Re: eaton
Date: 1/3/2013 12:12:24 P.M. Pacific Standard Time
From: AJ4JJ@aol.com
To: bkincannon@kw.com
CC: AJ4JJ@aol.com

1-3-13

Here are the answers to your questions via my client - Please note, my client is a doctor and has the property fully and professionally maintained. Here are the answers to your questions

1. Tank is 15,000 gallons and services both houses
2. 200+ feet and they have the blue prints for it.
3. 2 years ago
4. West side of house

Well

1. High producing (more then the required amount) a larger pump was put in
2. 125 feet HIGH WATER TABLE 50 Ft.
3. 8"
4. Steel
5. 6 years ago
6. 3-4 years ago
7. No
8. Hard water - No Smell - No Water Softner

Propane -

1. The pellet stove heats the main house and they use it all the time \$100.00 a year on main house. mother in law quarters (on an Equal Payment Plan) is \$242 a month
 2. No natural gas to the property at this time. However, when I closed the property on Cooke they discovered the well was geo thermal (I am not sure about this one)
 3. Line hook up is available
1. Barn is fully insulated and there is a line hook up for propane
 2. No - runs off separate off mother in law quarters and has electrical plugs in barn
 3. electrical for RV only

Tree in front yard (grew that way) and the brace is to try and help it straighten
No wind damage to tree does not need to be cut down

Flood Insurance - No

Roof - ALL ROOFS WERE DONE ABOUT 5-7 YEARS AGO ALL AT THE SAME TIME

Seller has documents and blue prints all available

Let me know if you have any questions - Thanks AJ

In a message dated 1/3/2013 9:58:39 A.M. Pacific Standard Time, bkincannon@kw.com writes:

| Here are the questions.

JJvL110

Thursday, January 03, 2013 AOL: AJ4JJ

665

Subj: Counter Offer on 20957
Date: 1/4/2013 12:36:12 P.M. Pacific Standard Time
From: AJ4JJ@aol.com
To: bkinncannon@kw.com
CC: AJ4JJ@aol.com

1-4-13

Brian - I will be your point of contact on this file for Jim Johns - The Sellers have elected to counter only because (the well, septic, buildings and pellet(s) stoves are all in good condition) they have an appraisal for \$400,000 and are willing to share with the Buyers. Thank you. A.J. (see attached)

(just a heads up) obviously you know because there is limited inventory - there are three more showings on this property today...Thanks again for your offer. Hopefully we can work together.

"I shall pass this way but once
therefore,
any good I can do, or any kindness
I can show another human-being,
let me do it now ~
Let me not ask why, or delay
nor excuse it ~
For I shall not pass this way
again..."

JJvL111

Friday, January 04, 2013 AOL: AJ4JJ

6666

Subj: Re: Physical and pest inspection - 20957 EATON
 Date: 2/4/2013 4:49:40 P.M. Pacific Standard Time
 From: AJ4JJ@aol.com
 To: bkincannon@kw.com

2-4-13

Brian -

The Sellers are willing to sell the Refrigerator in the main house for \$500.00 also both riding lawn mowers for \$400.00 and the Refrigerator in the second home for \$500.00 - Plus they were wondering if your Buyer's would do a rent back for two weeks as they need to move her mother out - Thanks. A.J.

In a message dated 2/4/2013 10:01:29 A.M. Pacific Standard Time, bkincannon@kw.com writes:

Hi A.J.,

Just checking in to see if the last inspection has been performed? My clients are wanting to know if your clients are willing to sell the frig.

Thanks,
 Brian
 Kincannon@kw.com
 775-338-2527

Quoting AJ4JJ@aol.com:

> 1-31-13

>

> Please call me A.J. 772-2525

>

>

> In a message dated 1/31/2013 4:02:16 P.M. Pacific Standard Time,
 > bkincannon@kw.com writes:

>

> When is the well being done? Can the sellers close on 2/28/2013?

>

> Thanks, Brian

> Quoting AJ4JJ@aol.com:

>

>> 1-31-13

>>

>> What Last Inspection??? I am confused..call me please 772-2525

>>

>>

>> In a message dated 1/31/2013 2:44:05 P.M. Pacific Standard Time,
 >> bkincannon@kw.com writes:

>>

>> The inspections went well there are some items with the home. Please
 >> forward the last inspection and we will put together a repair addendum.

>>

>> Thanks,

>> Brian

>> Kincannon Team

JJvL112

Monday, February 04, 2013 AOL: AJ4JJ

667

>> Keller Williams
 >>> bkincannon@kw.com
 >> 775-338-2527
 >>
 >>
 >>
 >> AJ4JJ@aol.com:
 >>
 >>> 1-30-13
 >>>
 >>> You called today. How did the inspection go?? A.J. Johnson
 >>>
 >>>
 >>> In a message dated 1/24/2013 10:32:40 A.M. Pacific Standard Time,
 >>> bkincannon@kw.com writes:
 >>>
 >>> Just have them fill it up at this time. How are we with the well? Is
 >>> the inspection time ok?
 >>>
 >>> Thanks,
 >>>
 >>> Brian
 >>> Kincannon Team
 >>> Keller Williams
 >>> bkincannon@kw.com
 >>> 775-338-2527
 >>>
 >>> Quoting AJ Johnson <aj4jj@aol.com>:
 >>>
 >>>> Anything on the riser for the septic??
 >>>>
 >>>> Sent from my iPhone
 >>>>
 >>>> On Jan 24, 2013, at 9:42 AM, bkincannon@kw.com wrote:
 >>>>
 >>>>
 >>>> — Forwarded message from bkincannon@kw.com —
 >>>> Date: Tue, 22 Jan 2013 14:43:11 -0600
 >>>> From: bkincannon@kw.com
 >>>> Subject: Physical and pest inspection - 20957 EATON
 >>>> To: AJ4JJ <AJ4JJ@aol.com>
 >>>>
 >>>> Hi A.J.
 >>>> I just heard from the physical inspector and the inspection is set
 >>>> up for Tuesday at 10am. January 29th at 10am.
 >>>> Please let us know you received this email and that time will work
 >>>> for your seller. Also, any information on the well inspection?
 >>>> Thank you,
 >>>> Tammy Kincannon
 >>>> Keller Williams Group One Realty
 >>>> 775.220.7853
 >>>> tkincannon@kw.com
 >>>>

JJvL113

Monday, February 04, 2013 AOL: AJ4JJ

668

Subj: Fwd: Physical and pest inspection - 20957 EATON
 Date: 2/10/2013 9:57:42 P.M. Pacific Standard Time
 From: AJ4JJ@aol.com
 To: bkincannon@kw.com
 CC: JJ4AJ@aol.com, AJ4JJ@aol.com

2-10-13

Brian - this is the last e-mail I received from you regarding the inspections. I have not received a Repair List. Please advise. A.J. Johnson. Well inspection was completed on Friday and we should have the report on Tuesday.

From: bkincannon@kw.com
 To: AJ4JJ@aol.com
 Sent: 1/31/2013 2:44:06 P.M. Pacific Standard Time
 Subj: Re: Physical and pest inspection - 20957 EATON

The inspections went well there are some items with the home. Please forward the last inspection and we will put together a repair addendum.

Thanks,
 Brian
 Kincannon Team
 Keller Williams
 bkincannon@kw.com
 775-338-2527

AJ4JJ@aol.com:

> 1-30-13

>

> You called today. How did the inspection go?? A.J. Johnson

>

>

> In a message dated 1/24/2013 10:32:40 A.M. Pacific Standard Time,
 > bkincannon@kw.com writes:

>

> Just have them fill it up at this time. How are we with the well? Is
 > the inspection time ok?

>

> Thanks,

>

> Brian

> Kincannon Team

> Keller Williams

> bkincannon@kw.com

> 775-338-2527

>

> Quoting AJ Johnson <aj4jj@aol.com>:

>

>> Anything on the riser for the septic??

>>

JJvL115

Sunday, February 10, 2013 AOL: AJ4JJ

670

>> Sent from my iPhone

>>

>> On Jan 24, 2013, at 9:42 AM, bkincannon@kw.com wrote:

>>

>>>

>>>

>>> — Forwarded message from bkincannon@kw.com —

>>> Date: Tue, 22 Jan 2013 14:43:11 -0600

>>> From: bkincannon@kw.com

>>> Subject: Physical and pest inspection - 20957 EATON

>>> To: AJ4JJ <AJ4JJ@aol.com>

>>>

>>> Hi A.J.

>>> I just heard from the physical inspector and the inspection is set

>>> up for Tuesday at 10am. January 29th at 10am.

>>> Please let us know you received this email and that time will work

>>> for your seller. Also, any information on the well inspection?

>>> Thank you,

>>> Tammy Kincannon

>>> Keller Williams Group One Realty

>>> 775.220.7653

>>> tkincannon@kw.com

>>>

>>>

>>>

>>>

>>> Quoting bkincannon@kw.com:

>>>

>>>> Thanks A.J.

>>>> Can you tell me if you have the inspection report for the well?

>>>> If not, do you have a time frame on that inspection?

>>>> We are trying to schedule the physical and pest for either Monday

>>>> or Tuesday next week at 10am. Once I hear back from the inspector

>>>> I will let you know.

>>>> Hope you are feeling better,

>>>> Tammy Kincannon

>>>> Kincannon Team

>>>> Keller Williams Group One Realty

>>>> 775.220.7653

>>>> tkincannon@kw.com

>>>>

>>>>

>>>>

>>>> Quoting AJ4JJ@aol.com:

>>>>

>>>>> 1-19-13

>>>>>

>>>>>

>>>>> Please see attached Septic Report on Eaton. Pumping and Inspection -

>>>>> Thanks. A.J. Please let me know when inspections are. Thanks.

> A.J.

>>>

>>>

>>>

JJVL11

Sunday, February 10, 2013 AOL: AJ4JJ

671

>>>
>>> — End forwarded message —
>>>
>>
>
>
>
>

JJvL117

Sunday, February 10, 2013 AOL: AJ4JJ

672

Subj: Re: Physical and pest inspection - 20957 EATON
 Date: 2/11/2013 12:33:30 P.M. Pacific Standard Time
 From: AJ4JJ@aol.com
 To: bkincannon@kw.com
 CC: gspointer@aol.com, AJ4JJ@aol.com, gloria@firstcentennial.com, patsy@firstcentennial.com

2-11-13

See attached Well Inspection. Water Quality should be by the end of the week. A.J.

In a message dated 2/11/2013 10:12:06 A.M. Pacific Standard Time, bkincannon@kw.com writes:

We have been waiting for the well inspection to come in and then we will forward a repair addendum. Please give me a call so we can talk about the rent back and other items.

Thanks,
 Brian
 Kincannon Team
 Keller Williams
 bkincannon@kw.com
 775-338-2527

The buyer wants to purchase the Quoting AJ4JJ@aol.com:

> 2-10-13

>

> Brian - this is the last e-mail I received from you regarding the
 > inspections. I have not received a Repair List.. Please advise.

> A.J. Johnson,

> Well Inspection was completed on Friday and we should have the report on
 > Tuesday.

>

>

>

>

> From: bkincannon@kw.com

> To: AJ4JJ@aol.com

> Sent: 1/31/2013 2:44:05 P.M. Pacific Standard Time

> Subj: Re: Physical and pest inspection - 20957 EATON

>

>

> The inspections went well there are some items with the home. Please
 > forward the last inspection and we will put together a repair addendum.

>

> Thanks,

> Brian

> Kincannon Team

> Keller Williams

> bkincannon@kw.com

> 775-338-2527

>

>

JJvL118

Monday, February 11, 2013 AOL: AJ4JJ

673

>
> AJ4JJ@aol.com:
>
>> 1-30-13
>>
>> You called today. How did the inspection go?? A.J. Johnson
>>
>>
>> In a message dated 1/24/2013 10:32:40 A.M. Pacific Standard Time,
>> bkincannon@kw.com writes:
>>
>> Just have them fill it up at this time. How are we with the well? Is
>> the inspection time ok?
>>
>> Thanks,
>>
>> Brian
>> Kincannon Team
>> Keller Williams
>> bkincannon@kw.com
>> 775-338-2527
>>
>> Quoting AJ Johnson <aj4jj@aol.com>:
>>
>>> Anything on the riser for the septic??
>>>
>>> Sent from my iPhone
>>>
>>> On Jan 24, 2013, at 9:42 AM, bkincannon@kw.com wrote:
>>>
>>>>
>>>>
>>>> — Forwarded message from bkincannon@kw.com —
>>>> Date: Tue, 22 Jan 2013 14:43:11 -0800
>>>> From: bkincannon@kw.com
>>>> Subject: Physical and pest inspection - 20957 EATON
>>>> To: AJ4JJ <AJ4JJ@aol.com>
>>>>
>>>> Hi A.J.
>>>> I just heard from the physical inspector and the inspection is set
>>>> up for Tuesday at 10am. January 29th at 10am.
>>>> Please let us know you received this email and that time will work
>>>> for your seller. Also, any information on the well inspection?
>>>> Thank you,
>>>> Tammy Kincannon
>>>> Keller Williams Group One Realty
>>>> 775.220.7853
>>>> tkincannon@kw.com
>>>>
>>>>
>>>>
>>>>
>>>> Quoting bkincannon@kw.com:
>>>>

JJVL119

Monday, February 11, 2013 AOL: AJ4JJ

674

>>>>> Thanks A.J.
>>>>> Can you tell me if you have the inspection report for the well?
>>>>> If not, do you have a time frame on that inspection?
>>>>> We are trying to schedule the physical and pest for either Monday
>>>>> or Tuesday next week at 10am. Once I hear back from the inspector
>>>>> I will let you know.
>>>>> Hope you are feeling better,
>>>>> Tammy Kincannon
>>>>> Kincannon Team
>>>>> Keller Williams Group One Realty
>>>>> 775.220.7653
>>>>> tkincannon@kw.com

>>>>>
>>>>>
>>>>> Quoting AJ4JJ@aol.com:
>>>>>

>>>>> 1-19-13
>>>>>
>>>>>

>>>>> Please see attached Septic Report on Eaton. Pumping and
> Inspection -

>>>>> Thanks. A.J. Please let me know when inspections are. Thanks.
>> A.J.

>>>>
>>>>
>>>>
>>>>

>>>> — End forwarded message —
>>>>

>>>
>>
>>
>>
>>
>
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>
>
>

JJvL120

Monday, February 11, 2013 AOL: AJ4JJ

675

Subj: Urgent from A.J. RE: 2095: Laton
Date: 2/11/2013 2:03:18 P.M. Pacific Standard Time
From: AJ4JJ@aol.com
To: bkincannon@kw.com
CC: AJ4JJ@aol.com

2-11-13

BRIAN I NEED YOU TO RESPOND TO THIS E-MAIL IMMEDIATELY

I thought I attached the Water Quality Report (see attached) - The Seller is putting in a reverse osmosis system. As for the Rent back..Below is the scenario

You Buyer needs to close by February 28 for his loan lock (which is fine)

However, the Sellers cannot vacate either property until March 4, 2013 (as per the date on contract) because their home will not be ready until then. Also, the mother DOES NOT NEED TO RENT BACK AT ALL

so, the price for the refrigerators are \$500.00 each x 2 = \$1,000.00
\$500.00 for two (2) riding lawn mowers

Please advise as to what your Buyer proposes - Thanks bunches. A.J.

JJvL121

Monday, February 11, 2013 AOL: AJ4JJ

674

Subj: Fwd: Urgent Urgent Urgent - Jim Johns
Date: 2/13/2013 8:19:57 A.M. Pacific Standard Time
From: ak4ll@aol.com
To: JJ4AJ@aol.com

Sent from my iPhone

Begin forwarded message:

From: bkincannon@kw.com
Date: February 13, 2013, 8:15:37 AM PST
To: AJ4JJ@aol.com
Subject: Re: Urgent Urgent Urgent - Jim Johns

Hi Jim,

I have spoken with my client and they have spoken to Bruce he said the bladder is loosing pressure and is ten years old. My client wants all the items repaired on the repair addendum. They are fine with letting them stay the extra days and will purchase the 2 frigs and the lawn mower for \$1,400.

Thank you,
Brian
Kincannon Team
Keller Williams
bkincannon@kw.com

Quoting AJ4JJ@aol.com:

Please call Jim Johns asap 721-2525

JJvL122

Wednesday, February 13, 2013 AOL: JJ4AJ

677

Subj: **Message Regarding the Notice of Required Repairs**
Date: 2/13/2013 4:44:24 P.M. Pacific Standard Time
From: AJ4JJ@aol.com
To: bkincannon@kw.com
CC: AJ4JJ@aol.com, JJ4AJ@aol.com

2-13-13

As per the Notice of Required Repairs received on February 12, 2013.

At this juncture, the Seller is willing to do the following repair items.

1. Raise well casing above grade and bring to code.
2. Install new 366 Pressure Tank
3. 2250.02 hvac return air filter
4. Fix gas valve leak
5. Install reverse osmoses systems in both houses

Closing on February 28, 2013 Vacating the subject properties to be on March 4, 2013 by midnight (at no charge to Sellers - This was at the Buyer's request to save their loan lock.

Please advise as to whether not your Buyers are acceptable to these terms by 12:00 noon tomorrow 2-14-13.

JJvL123

Wednesday, February 13, 2013 AOL: AJ4JJ

678

Subj: Re: List of Repairs - When can I expect it??: 20967 Eaton
 Date: 2/11/2013 7:24:23 P.M. Pacific Standard Time
 From: aj4jj@aol.com
 To: bkincannon@kw.com
 CC: JJ4AJ@aol.com
 Brian - I need to see Structural Report and Pest Report - please send.

Sent from my iPhone

On Feb 11, 2013, at 6:53 PM, bkincannon@kw.com wrote:

> Hi A.J.
 >
 > Here is the list of repairs.
 >
 > Thanks,
 >
 > Brian
 > Kincannon Team
 > Keller Williams
 > bkincannon@kw.com
 >
 > Quoting AJ4JJ@aol.com:
 >
 >> Thank you. A.J.
 >>
 >>
 >> In a message dated 2/11/2013 4:46:52 P.M. Pacific Standard Time,
 >> bkincannon@kw.com writes:
 >>
 >> Tonight.
 >>
 >> Brian
 >>
 >>
 >> Quoting AJ4JJ@aol.com:
 >>
 >>> 2-11-13
 >>>
 >>> When can I expect the List of Required Repairs.. A.J.
 >>>
 >>>
 >>> In a message dated 2/11/2013 4:19:16 P.M. Pacific Standard Time,
 >>> bkincannon@kw.com writes:
 >>>
 >>> My client is fine with the frigerators they want to look at the lawn
 >>> mowers again. Quoting AJ4JJ@aol.com:
 >>>
 >>>> 2-11-13
 >>>>
 >>>> BRIAN I NEED YOU TO RESPOND TO THIS E-MAIL IMMEDIATELY
 >>>>
 >>>>
 >>>> I thought I attached the Water Quality Report (see attached) - The
 >>>> Seller
 >>>> is putting in a reverse osmosis system. As for the Rent back..Below is
 >>>> the
 >>>> scenario
 >>>>
 >>>>
 >>>> You Buyer needs to close by February 28 for his loan lock (which is
 >>>> fine)
 >>>>
 >>>> However, the Sellers cannot vacate either property until March 4, 2013
 >>>> (as

JJvL124

Wednesday, February 13, 2013 AOL: JJ4AJ

679

>>>> per the date on contract) because their home will not be ready until
>>> then.
>>>> Also, the mother DOES NOT NEED TO RENT BACK AT ALL
>>>>
>>>> so, the price for the refrigerators are \$500.00 each x 2 = \$1,000.00
>>>> \$500.00 for two (2)
>>>> riding lawn mowers
>>>>
>>>>
>>>> Please advise as to what your Buyer proposes - Thanks bunches.
>> A.J.
>
>
> <list of repairs.pdf>

JJvL125

Wednesday, February 13, 2013 AOL: JJ4AJ

680

Subj: Urgent 20957 Eaton Road
Date: 2/25/2013 2:05:35 P.M. Pacific Standard Time
From: AJ4JJ@aol.com
To: bkincannon@kw.com
CC: AJ4JJ@aol.com

2-25-13

Brian - we are scheduled to close on 2-28-13 as per your request so that your Buyer's do not lose their loan lock. Please advise when loan docs will be in escrow. Seller's are scheduled to sign on their new home - I need to know asap. Thanks. A.J.

JJvL126

Monday, February 25, 2013 AOL: AJ4JJ

681

Subj: Urgent Urgent Urgent from A.J. Johnson
Date: 2/26/2013 10:42:33 A.M. Pacific Standard Time
From: AJ4JJ@aol.com
To: bkinncannon@kw.com
CC: AJ4JJ@aol.com, JJ4AJ@aol.com, gloria@firstcentennial.com

2-26-13

Brian - I received an e-mail from Gloria Grubic this morning and left you an urgent voice message. Title has not received loan docs for your Buyers on Eaton Road - Please advise asap. Thanks. A.J. Johnson

JJvL127

Tuesday, February 26, 2013 AOL: AJ4JJ

682

Subj: Re: Pellet Stove Inspection for Eaton Rd
Date: 2/27/2013 4:33:06 P.M. Pacific Standard Time
From: AJ4JJ@aol.com
To: gloriag@firstcentennial.com
CC: AJ4JJ@aol.com

Mark Babout from Armstrong Inspection will be sending that to us. Thanks. A.J.

In a message dated 2/27/2013 9:27:07 A.M. Pacific Standard Time, gloriag@firstcentennial.com writes:

AJ, did not hear back from you on an inspection for the pellet stove on Eaton. I do not want that to be an issue and not be able to close.

Thanks

Gloria Grubic

Senior Escrow Officer
First Centennial Title
1450 Ridgeview Drive
Suite 100
Reno, Nevada
Phone (775) 889-8510
Fax (775) 889-8445
E-mail: gloriag@firstcentennial.com

Effective October 1, 2009 Nevada is now a Good Funds State pursuant to Amended Section 1 of the 645A NRS Statute. In order to comply and close your transaction timely we will require all closing funds be tendered our office by electronic wire transfer. Please contact our office if you have questions regarding this recent change in our industry.

JJvL128

Wednesday, February 27, 2013 AOL: AJ4JJ

683

CODE:
C. NICHOLAS PEREOS, ESQ.
Nevada Bar #0000013
1610 MEADOW WOOD LANE, STE. 202
RENO, NV 89502
(775) 329-0678
ATTORNEY FOR DEFENDANTS
J. E. JOHNS & ASSOCIATES
& A. J. JOHNSON

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF WASHOE

JOHN LINDBERG, MICHAL LINDBERG, JUDITH)
L. LINDBERG)

Plaintiffs,)

vs.)

HARRY RICHARD REYNOLDS, DEANN)
REYNOLDS, J. E. JOHNS & ASSOCIATES, A. J.)
JOHNSON, KEN AMUNDSON, BRIAN F.)
KINCANNON)

Defendants.)

Case No. CV15-00281
Dept. No. 3

A.J. JOHNSON'S RESPONSES TO
PLAINTIFF'S INTERROGATORIES, SET NO. ONE

PROPOUNDING PARTY: JOHN LINDBERG, MICHAL LINDBERG & JUDITH LINDBERG

RESPONDING PARTY: A.J. JOHNSON

SET NO.: ONE

Defendants, A.J. Johnson, herein responds to Plaintiff's First Set of Interrogatories, as follows:

INTERROGATORY NO. 1:

Identify any continuing education course AJ Johnson took in her capacity as a realtor at any time within the last seven years.

III

1 **RESPONSE NO. 1:**

2 Attached hereto and marked as Exhibit 1 is the best information available to
3 Respondent concerning her continuing education courses. Also see the Certificate of
4 Attendance that are included in the Response for Request for Production of Documents
5 No. 7 that was served on Respondents concurrent with these Interrogatories.

6 **INTERROGATORY NO. 2:**

7 Identify any continuing education course AJ Johnson taught in her capacity as a
8 realtor at any time within the last seven years.

9 **RESPONSE NO. 2:**

10 None

11 **INTERROGATORY NO. 3:**

12 Identify the commission you received as a result of this realty transaction.

13 **RESPONSE NO. 3:**

14 I personally receive no commission. J.E. Johns and Associates received a 2.5%
15 commission.

16 **INTERROGATORY NO. 4:**

17 Identify any witness from whom you have obtained a written and/or recorded
18 statement in this matter.

19 **RESPONSE NO. 4:**

20 Object to this interrogatory as it calls for work product of counsel that is not subject
21 to discovery without showing compelling need. Without waiving that objection, see Expert
22 Reports.

23 ///

24 ///

25 ///

26 ///

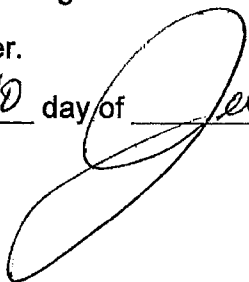
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AFFIRMATION

The undersigned affirms that the foregoing pleading does not contain a social security number.

DATED this 10 day of January, 2018. C. NICHOLAS PEREOS, LTD.

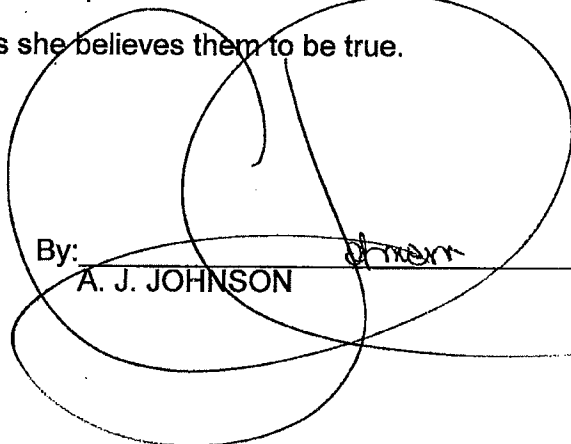


By: 
C. NICHOLAS PEREOS, ESQ.
1610 MEADOW WOOD LANE, #202
RENO, NEVADA 89502
(775) 329-0678

VERIFICATION

Under penalties of perjury, the undersigned declare that she is the Plaintiff A. J. Johnson named in the foregoing Responses to First Set of Interrogatories by John Lindberg, Michal Lindberg and Judith L. Lindberg and knows the contents thereof, that the pleading is true of her own knowledge, except as to those matters stated on information and belief, and that as to such matters she believes them to be true.

Dated this 11th day of January, 2018.

By: 
A. J. JOHNSON

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CERTIFICATE OF SERVICE BY MAIL

PURSUANT TO NEVADA RULES OF CIVIL PROCEDURE 5 (b), I certify that I am an employee of C. NICHOLAS PEREOS, LTD., and that on this date, I deposited for USPS regular mail at Reno, Nevada, a true copy of the foregoing document addressed to:

John D. Moore, Esq.
MOORE LAW GROUP, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

DATED: 1/11/18

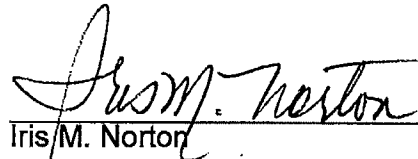

Iris M. Norton

Exhibit 1

Exhibit 1



Nevada Real Estate Division

A Division of the Department of Business & Industry



AMINA MARIE
JOHNS
My Account
Log Out

Invoice Summary
0 Item:
\$0.00

ONLINE SERVICES

Online Services

Current Information

Change Address/
Phone

Start/Continue
Renewal

**NO LOGIN
REQUIRED**

License Lookup

Current Information

Contact Information

Credential Information

Continuing Education Credits

| CE Provider Name | Course Title | Course Number | Course Type | Course Format | Hours | Course Completion Date |
|-------------------------------------|--|---------------|--------------------------|---------------|-------|------------------------|
| BOARDWALK EDUCATIONAL SYSTEMS | HOW TO REPRESENT BUYERS | CE.2082001-RE | AGENCY | Classroom | 4.00 | 12/03/2013 |
| BOARDWALK EDUCATIONAL SYSTEMS | ENVIRONMENTAL ISSUES | CE.2722000-RE | GENERAL | Classroom | 4.00 | 12/03/2013 |
| BOARDWALK EDUCATIONAL SYSTEMS | TENANT EVICTIONS AND SMALL CLAIMS ACTION | CE.0554001-RE | PROPERTY MANAGEMENT | Classroom | 4.00 | 12/06/2013 |
| BOARDWALK EDUCATIONAL SYSTEMS | ETHICS (THE E WORD) | CE.4046000-RE | ETHICS | Classroom | 3.00 | 12/10/2013 |
| BOARDWALK EDUCATIONAL SYSTEMS | CONTRACTS - PROMISE/PROMISE/PROMISE | CE.3574000-RE | CONTRACTS | Classroom | 3.00 | 12/10/2013 |
| BOARDWALK EDUCATIONAL SYSTEMS | KNOW THE LAW 2011 | CE.5458000-RE | NEVADA LAW & LEGISLATION | Classroom | 3.00 | 12/21/2013 |
| BOARDWALK EDUCATIONAL SYSTEMS | BROKER MANAGEMENT (DOIN | CE.3465000-RE | BROKER MANAGEMENT | Classroom | 3.00 | 12/21/2013 |
| BOARDWALK EDUCATIONAL SYSTEMS | ENVIRONMENTAL ISSUES | CE.2722000-RE | GENERAL | Classroom | 4.00 | 09/23/2015 |
| BOARDWALK EDUCATIONAL SYSTEMS | ETHICS (THE E WORD) | CE.4046000-RE | ETHICS | Classroom | 3.00 | 09/24/2015 |
| BOARDWALK EDUCATIONAL SYSTEMS | CONTRACTS - PROMISE/PROMISE/PROMISE | CE.3574000-RE | CONTRACTS | Classroom | 3.00 | 09/24/2015 |
| BOARDWALK EDUCATIONAL SYSTEMS | BROKER MANAGEMENT (DOIN | CE.3465000-RE | BROKER MANAGEMENT | Classroom | 3.00 | 09/25/2015 |
| BOARDWALK EDUCATIONAL SYSTEMS | HOW TO REPRESENT BUYERS | CE.2082001-RE | AGENCY | Classroom | 4.00 | 09/25/2015 |
| BOARDWALK EDUCATIONAL SYSTEMS | TENANT EVICTIONS AND SMALL CLAIMS ACTION | CE.0554001-RE | PROPERTY MANAGEMENT | Classroom | 4.00 | 09/26/2015 |
| BOARDWALK EDUCATIONAL SYSTEMS | AGENCY REVISED | CE.2718000-RE | AGENCY | Classroom | 3.00 | 09/26/2015 |
| MCKISSOCK LLC - RE | LAWS AND LEGISLATION FOR NEVADA REAL ESTATE LICENSEES | CE.4262000-RE | NEVADA LAW & LEGISLATION | Internet | 3.00 | 10/26/2015 |
| RENO/SPARKS ASSOCIATION OF REALTORS | HIGH POWERED ETHICS IN REAL ESTATE | CE.4369000-RE | ETHICS | Classroom | 3.00 | 12/20/2016 |
| RENO/SPARKS ASSOCIATION OF REALTORS | CONTRACT SAYS WHAT?, THE | CE.4476000-RE | CONTRACTS | Classroom | 4.00 | 05/03/2017 |
| BARRETT SEMINARS | KNOW THE LAW & STAY OUT OF TROUBLE | CE.4527001-RE | NEVADA LAW & LEGISLATION | Classroom | 4.00 | 05/03/2017 |
| BARRETT SEMINARS | DO I NEED AN ATTORNEY IF MY AGENT HAS FAILED TO PERFORM THEIR AGENCY DUTIES? | CE.4526001-RE | AGENCY | Classroom | 4.00 | 05/04/2017 |
| RENO/SPARKS ASSOCIATION OF REALTORS | SMART PHONES, SMART POLICIES | CE.4464000-RE | BROKER MANAGEMENT | Classroom | 4.00 | 05/04/2017 |

689

| | | | | | | |
|---|---|-------------------|------------------------|-----------|------|------------|
| RENO/SPARKS ASSOCIATION OF REALTORS | GO FORTH AND SIN NO MORE: THE CODE OF ETHICS | CE.4465000- RE | ETHICS | Classroom | 4.00 | 05/05/2017 |
| RENO/SPARKS ASSOCIATION OF REALTORS | PROPERTY MANAGEMENT FUNDAMENTALS | CE.4463000- RE | PROPERTY MANAGEMENT | Classroom | 4.00 | 05/05/2017 |
| RENO/SPARKS ASSOCIATION OF REALTORS | LEGAL CONSIDERATIONS FOR BROKER MANAGEMENT | CE.4388000- RE | BROKER MANAGEMENT | Classroom | 3.00 | 08/24/2017 |

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1 CODE:
2 C. NICHOLAS PEREOS, ESQ.
3 Nevada Bar #0000013
4 1610 MEADOW WOOD LANE, STE. 202
5 RENO, NV 89502
6 (775) 329-0678
7 ATTORNEY FOR DEFENDANTS
8 JAMES E. JOHNS & A. J. JOHNSON

9 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
10 **IN AND FOR THE COUNTY OF WASHOE**

11 JOHN LINDBERG, MICHAL LINDBERG, JUDITH)
12 L. LINDBERG)

Case No. CV15-00281

13 Plaintiffs,

Dept. No. 3

14 vs.

15 HARRY RICHARD REYNOLDS, DEANN)
16 REYNOLDS, J. E. JOHNS & ASSOCIATES, A. J.)
17 JOHNSON, KEN AMUNDSON, BRIAN F.)
18 KINCANNON)

19 Defendants.

20 **A.J. JOHNSON'S RESPONSES TO**

21 **PLAINTIFF'S REQUEST FOR PRODUCTION OF DOCUMENTS, SET NO. ONE**

22 PROPOUNDING PARTY: JOHN LINDBERG, MICHAL LINDBERG & JUDITH LINDBERG

23 RESPONDING PARTY: A.J. JOHNSON

24 SET NO.: ONE

25 Defendants, A.J. Johnson, herein responds to Plaintiff's First Set of Request for
26 Production of Documents, as follows:

27 **REQUEST FOR PRODUCTION NO. 1:**

28 Produce any documents that you conveyed to Plaintiffs through their realtor on or
after September 1, 2012 until close of escrow on or about February 28, 2013.

///

1 **RESPONSE NO. 1:**

2 We conveyed nothing to the Plaintiffs. However, we communicated with the buyers
3 broker via emails. See Fifth Supplement to NRCP 16.1 documents, category number 24.

4 **REQUEST FOR PRODUCTION NO. 2:**

5 Produce any documents that you submitted to First Centennial Title during the
6 course of this realty transaction.

7 **RESPONSE NO. 2:**

8 None.

9 **REQUEST FOR PRODUCTION NO. 3:**

10 Produce all offers tha Defendants Harry and Deann Reynolds received from any
11 prospective buyers of the property located at 20957 Eaton that were received on or after
12 September 1, 2012 until the close of escrow on or about February 28, 2013.

13 **RESPONSE NO. 3:**

14 None.

15 **REQUEST FOR PRODUCTION NO. 4:**

16 Produce all counter-offers made by Defendants Harry and Deann Reynolds to any
17 prospective buyers of the property located at 20957 Eaton Road that were made on or
18 after September 2, 2012 until the close of escrow on or about February 28, 2013.

19 **RESPONSE NO. 4:**

20 Available for inspection and/or copying at a copy service of your choice and at your
21 expense.

22 **REQUEST FOR PRODUCTION NO. 5:**

23 Produce all communications between you and Defendants Harry and Deann
24 Reynolds that have taken place at any time after September 1, 2012 to the present.

25 **RESPONSE NO. 5:**

26 See Fifth Supplement to NRCP 16.1 documents, category number 24.

27 ///

1 **REQUEST FOR PRODUCTION NO. 6:**

2 Produce all communications you had with any realtors that inquired about the
3 property located at 20957 Eaton Road after September 1, 2012 until the close of escrow
4 on or about February 28, 2013.

5 **RESPONSE NO. 6:**

6 Available for inspection and/or copying at a copy service of your choice and at your
7 expense.

8 **REQUEST FOR PRODUCTION NO. 7:**

9 Produce any paper, documents or materials AJ Johnson received during any
10 continuing education course that Ms. Johnson attended within the last seven years.

11 **RESPONSE NO. 7:**

12 Available for inspection and/or copying at a copy service of your choice and at your
13 expense.

14 **REQUEST FOR PRODUCTION NO. 8:**

15 Produce any paper, documents or materials in hard copy form used by AJ Johnson
16 in connection with the instruction and/or teaching of any courses that Ms. Johnson taught
17 within the last seven years.

18 **RESPONSE NO. 8:**

19 None.

20 **REQUEST FOR PRODUCTION NO. 9:**

21 Produce any written and/or recorded statement you obtained, either by yourself or
22 through your attorney, from any witness you have listed as possessing knowledge related
23 to the facts of this litigation.

24 **RESPONSE NO. 9:**

25 None.

26 **REQUEST FOR PRODUCTION NO. 10:**

27 Produce any documents you supplied to Greg Wilkinson during the course of this
28 litigation.

1 **RESPONSE NO. 10:**

2 None.

3 **REQUEST FOR PRODUCTION NO. 11:**

4 Produce any documents you supplied to Cherie Williams during the course of this
5 litigation.

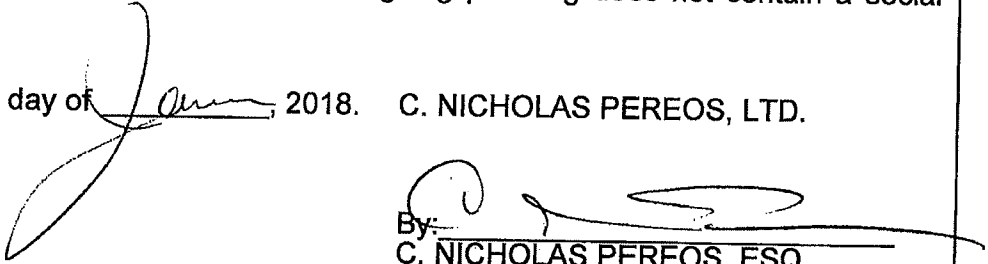
6 **RESPONSE NO. 11:**

7 None.

8 **AFFIRMATION**

9 The undersigned affirms that the foregoing pleading does not contain a social
10 security number.

11 DATED this 11 day of January, 2018. C. NICHOLAS PEREOS, LTD.

12
13 By: 
14 C. NICHOLAS PEREOS, ESQ.
15 1610 MEADOW WOOD LANE, #202
16 RENO, NEVADA 89502
17 (775) 329-0678
18 ATTORNEY FOR DEFENDANTS
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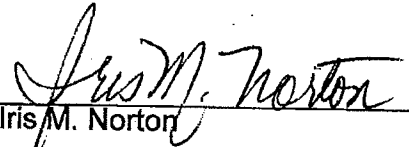
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CERTIFICATE OF SERVICE BY MAIL

PURSUANT TO NEVADA RULES OF CIVIL PROCEDURE 5 (b), I certify that I am an employee of C. NICHOLAS PEREOS, LTD., and that on this date, I deposited for USPS regular mail at Reno, Nevada, a true copy of the foregoing document addressed to:

John D. Moore, Esq.
MOORE LAW GROUP, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

DATED: 1/11/18


Iris M. Norton

1 CODE:
2 C. NICHOLAS PEREOS, ESQ.
3 Nevada Bar #0000013
4 1610 MEADOW WOOD LANE, STE. 202
5 RENO, NV 89502
6 (775) 329-0678
7 ATTORNEY FOR DEFENDANTS
8 J. E. JOHNS & ASSOCIATES
9 & A. J. JOHNSON

10
11 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
12 **IN AND FOR THE COUNTY OF WASHOE**

13 JOHN LINDBERG, MICHAL LINDBERG, JUDITH)
14 L. LINDBERG)

Case No. CV15-00281

15 Plaintiffs,

Dept. No. 3

16 vs.

17 HARRY RICHARD REYNOLDS, DEANN)
18 REYNOLDS, J. E. JOHNS & ASSOCIATES, A. J.)
19 JOHNSON, KEN AMUNDSON, BRIAN F.)
20 KINCANNON)

21 Defendants.

22 **A.J. JOHNSON'S RESPONSES TO**

23 **PLAINTIFF'S REQUEST FOR ADMISSIONS, SET NO. ONE**

24 PROPOUNDING PARTY: JOHN LINDBERG, MICHAL LINDBERG & JUDITH LINDBERG

25 RESPONDING PARTY: A.J. JOHNSON

26 SET NO.: ONE

27 Defendant, A.J. Johnson, herein responds to Plaintiff's First Set of Request for
28 Admissions, as follows:

REQUEST FOR ADMISSION NO. 1:

Admit that James E. Johns was identified as the listing agent in the MLS listing for
property located at 20957 Eaton Road. A true and correct copy of this listing is attached
hereto as Exhibit 1.

1 **RESPONSE NO. 1:**

2 Admit.

3 **REQUEST FOR ADMISSION NO. 2:**

4 Admit that, even though James E. Johns was identified as the listing agent in the
5 MLS listing attached hereto as Exhibit 1, AJ Johnson effectively acted as the real estate
6 agent for the sellers in the realty transaction that forms the basis of this litigation.

7 **RESPONSE NO. 2:**

8 Deny insofar as there is no definition as to what you mean by "effectively acted as
9 the real estate agent for the sellers". The property was listed by James E. Johns and A.J.
10 Johnson did work the listing in connection with the marketing of the property prior to the
11 offer from the Plaintiff. A.J. Johnson did perform some services thereafter in addition to
12 services done by James E. Johns.

13 **REQUEST FOR ADMISSION NO. 3:**

14 Admit that the document attached hereto as Exhibit 2 is a true and correct copy of
15 an appraisal the sellers in this realty transaction obtained for 20957 Eaton Road on or
16 about September 5, 2012.

17 **RESPONSE NO. 3:**

18 Admit.

19 **REQUEST FOR ADMISSION NO. 4:**

20 Admit that the document attached hereto as Exhibit 2 at page REY 00070 states
21 that improvements made to 20957 Eaton Road "may or may not be legal."

22 **RESPONSE NO. 4:**

23 Admit.

24 **REQUEST FOR ADMISSION NO. 5:**

25 Admit that, after you received the document attached hereto as Exhibit 2, you did
26 not look into the legality of any improvements made at 20957 Eaton Road.

27 ///

28

1 **RESPONSE NO. 5:**

2 I did not perform any investigation with any governmental agencies in connection
3 with the subject improvement after receipt of the appraisal. Admit.

4 **REQUEST FOR ADMISSION NO. 6:**

5 Admit that you knew prior to January 31, 2013 that the property located at 20957
6 Eaton Road was served by a septic tank.

7 **RESPONSE NO. 6:**

8 Admit.

9 **REQUEST FOR ADMISSION NO. 7:**

10 Admit that you knew prior to January 31, 2013 that the septic tank that served 20957
11 Eaton Road had a capacity of 1,000 gallons.

12 **RESPONSE NO. 7:**

13 Deny.

14 **REQUEST FOR ADMISSION NO. 8:**

15 Admit that you knew prior to January 31, 2013 that the septic tank found at the
16 20957 Eaton Road served both houses located at this property.

17 **RESPONSE NO. 8:**

18 Deny.

19 **REQUEST FOR ADMISSION NO. 9:**

20 Admit that the total number of bedrooms in both house found at 20957 Eaton Road
21 is more than three bedrooms.

22 **RESPONSE NO. 9:**

23 Admit if you mean that mother in law quarters amounted to another bedroom in
24 addition to the bedrooms on the house. Otherwise, Deny.

25 **REQUEST FOR ADMISSION NO. 10:**

26 Admit that prior to January 31, 2013, you were familiar with Washoe County
27 regulations governing the size of septic tanks.

28

1 **RESPONSE NO. 10:**

2 Deny.

3 **REQUEST FOR ADMISSION NO. 11:**

4 Admit that the listed square footage of the property (3,880 square feet) stated in the
5 listing attached hereto as Exhibit 1 was not accurate.

6 **RESPONSE NO. 11:**

7 Object to this request as you are not explaining what you mean by accurate. The
8 square footage of the collective buildings amount to 3,880 when you add the square
9 footage of the house to the square footage of the mother in law quarters. Therefore, Deny.

10 **REQUEST FOR ADMISSION NO. 12:**

11 Admit that the listed occupancy of the property (single family residence) stated in
12 the listing attached hereto as Exhibit 1 was not accurate.

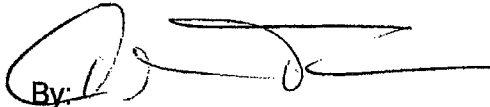
13 **RESPONSE NO. 12:**

14 Deny.

15 **AFFIRMATION**

16 The undersigned affirms that the foregoing pleading does not contain a social
17 security number.

18 DATED this 10 day of January 2018. C. NICHOLAS PEREOS, LTD.

21 By: 
22 C. NICHOLAS PEREOS, ESQ.
23 1610 MEADOW WOOD LANE, #202
24 RENO, NEVADA 89502
25 (775) 329-0678
26 ATTORNEY FOR DEFENDANTS
27 J.E. JOHNS & ASSOCIATES and
28 A.J. JOHNSON

VERIFICATION

Under penalties of perjury, the undersigned declare that she is the Plaintiff A. J. Johnson named in the foregoing Responses to First Set of Request for Admissions by John Lindberg, Michal Lindberg and Judith L. Lindberg and knows the contents thereof, that the pleading is true of her own knowledge, except as to those matters stated on information and belief, and that as to such matters she believes them to be true.

Dated this 11th day of January, 2018.

By: 

A. J. JOHNSON

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CERTIFICATE OF SERVICE BY MAIL

PURSUANT TO NEVADA RULES OF CIVIL PROCEDURE 5 (b), I certify that I am an employee of C. NICHOLAS PEREOS, LTD., and that on this date, I deposited for USPS regular mail at Reno, Nevada, a true copy of the foregoing document addressed to:

John D. Moore, Esq.
MOORE LAW GROUP, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

DATED: 1/11/18



Iris M. Norton

Property search

◦ Address Owner APN

Address: 20957 Eaton Road

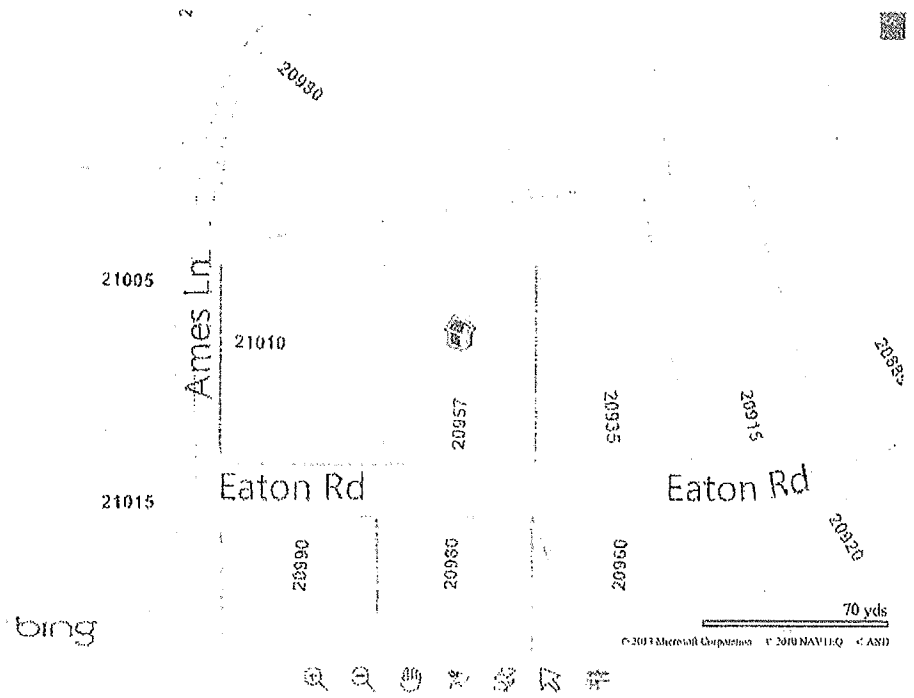
City:

Zip: Nev

Subject Property:

Address: 20957 EATON RD
 APN: 045-337-11
 County: Washoe
 Subdivision: PLEASANT VALLEY ESTATES
 Neighborhood: IDBP
 Living area: 2180
 Lot size: 1.12
 Assessed: 80040
 Bedrooms: 3
 Property type: Sgl Fam Res
 Year built: 1986
 Stories: ONE
 Zoning: LDS

Reports



Search Options:

- Property search
- MLS number search
- Mailing label search
- Comparable search
- Tax field search
- Foreclosure search
- Saved searches

[Handwritten signature]

Michael Lucky

This is NOT ONE OF MY
 Documents - CAME FROM
 Buyer's Agent or Title

Buyers signed and approved



No. CV15-00281

JOHN LINDBERG, ETAL


vs.

HARRY REYNOLDS, ETAL.

Ex. 77

Admitted: 8/20/18

JAQUELINE BRYANT, CLERK

By , Deputy



WALK THROUGH AND PROPERTY CONDITION RELEASE



1 I/We have inspected the premises located at 20957 Eaton Road
 2 this 26th day of February, 2013
 3 and acknowledge that all items below are in working order and are accepted by Buyers unless otherwise noted.
 4

| | |
|--------------------------------|------------------------------------|
| 5 Range _____ | Heating System _____ |
| 6 Oven _____ | Air Conditioning _____ |
| 7 Garbage Disposal _____ | Water Heater _____ |
| 8 Dishwasher _____ | Garage Door Opener _____ |
| 9 Microwave _____ | Windows _____ |
| 10 Trash Compactor _____ | Screens _____ |
| 11 Vents/Fans (kitchen) _____ | Sprinkler System _____ |
| 12 Plumbing (kitchen) _____ | Pool/spa and Equipment _____ |
| 13 Vents/Fans (bathroom) _____ | Carpet Condition _____ |
| 14 Plumbing (bathrooms) _____ | Security System _____ |
| 15 Electrical Fixtures _____ | Intercom System _____ |
| 16 Electrical Outlets _____ | Central vacuum and equipment _____ |
| 17 Other Systems _____ | Other Systems _____ |

Handwritten: Fine for collection

18
 19 I/We also agree that all items of personal property which were previously agreed to in the Offer and Acceptance Agreement
 20 have been checked and remain with the subject property. All fixtures, window and floor coverings are existing as agreed upon.
 21

22 Unless noted below, I/we, the BUYER(s) acknowledge that all inspections requested and/or deemed needed have been
 23 performed and the results and/or copies of the inspections have been provided to me/us.
 24

25 All repairs previously requested of the SELLER(s) have been either personally inspected or receipts of work completed have
 26 been provided to me/us. I/We do approve of all repairs. If there were other inspections requested in the Offer and
 27 Acceptance Agreement that I/we chose not to do, I/we hereby waive the need for those inspections to be completed.
 28

29 The following items are not in compliance with the purchase agreement and must be corrected prior to close of escrow or
 30 funds for their completion may be held in escrow until satisfied.
 31
 32

33 I/We understand there is/are no warranties on any item or system after close of escrow unless otherwise stated in the
 34 Offer and Acceptance.
 35

36 Witness: _____ SELLER agrees to complete above noted repairs.

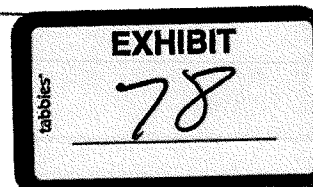
37
 38 BUYER: Jon Lindberg SELLER: _____

39
 40 BUYER: Michael K Lindberg SELLER: _____

41
 42 BUYER: _____ SELLER: _____

43
 44 BUYER: Jonita Linberg SELLER: _____

45
 44 Date: 2013 L Lindberg Date: _____



No. CV15-00281

JOHN LINDBERG, ETAL

vs.

HARRY REYNOLDS, ETAL.

Ex. **78 22**

Admitted: 8/24/18

JAQUELINE BRYANT, CLERK

By , Deputy



Well Water Analysis

Client: Bruce MacKay Pump & Well
 Report To:
 Address: 1600 Mt. Rose Highway
 City: Reno
 State: Nevada Zip: 89511
 Phone: 851-1800
 Fax: 851-1602

GBL Consulting Number: 0213-010
 Date Sampled: 2/8/2013
 Date Submitted: 2/8/2013
 Sample Site (Address): 20957 Eaton Drive
 Sample Source: Domestic Well outside

| Constituent | Results (ppm) | Ref | Recommended Limits | Method | For Lab Use Only Date Analyzed | Balance |
|-----------------------|------------------|-----|--------------------|------------|-----------------------------------|-----------|
| pH (SIU) | 6.34 | | 6.50 - 8.50 | SM4500 | 2/9/2013 | |
| Ec (umhos/cm) | 400 | | ~ | SM2510 | 2/9/2013 | |
| Color (cu) | <10 | | ~ | SM2120 | 2/9/2013 | |
| Turbidity (NTU) | <10 | | ~ | SM2130 | 2/9/2013 | |
| Carbonates | 0 | | ~ | SM2310B | 2/9/2013 | 0.00 |
| Bicarbonates | 195 | | ~ | SM2310B | 2/9/2013 | 3.20 |
| Fluoride | <1.0 | | 4.0 | 300.0 | 2/9/2013 | 0.00 |
| Chloride | 10.7 | | 400 | 300.0 | 2/9/2013 | 0.30 |
| Nitrate as Nitrogen | 2.3 | | 10.0 | 300.0 | 2/9/2013 | 0.04 |
| Nitrite as Nitrogen | <1.0 | | 1.00 | 300.0 | | |
| Sulfate | 23.5 | | ~ | SM4500 | 2/9/2013 | 0.49 |
| Silica | 31.1 | | ~ | 200.7 | 2/9/2013 | 0.00 |
| | | | | | | 4.03 |
| Sodium | 25 | | ~ | 200.7 | 2/9/2013 | 1.07 |
| Potassium | 4.6 | | ~ | 200.7 | 2/9/2013 | 0.12 |
| Calcium | 30.9 | | ~ | 200.7 | 2/9/2013 | 1.55 |
| Magnesium | 12.6 | | ~ | 200.7 | 2/9/2013 | 1.05 |
| | | | | | | 3.79 |
| Hardness (as CaCO3) | 129 | | ~ | Calculated | 2/9/2013 | |
| TDS (calc) | 336 | | 1000 | SM2540C | 2/9/2013 | |
| Alkalinity (as CaCO3) | 160 | | ~ | SM2310B | 2/9/2013 | |
| Arsenic | 0.068 | R/O | 0.01 | 200.7 | 2/9/2013 | |
| Barium | <0.05 | | 2.00 | 200.7 | 2/9/2013 | |
| Copper | <0.05 | | 1.00 | 200.7 | 2/9/2013 | |
| Iron | <0.10 | | 0.60 | 200.7 | 2/9/2013 | |
| Manganese | <0.10 | | 0.10 | 200.7 | 2/9/2013 | |
| Zinc | <0.10 | | 5.00 | 200.7 | 2/9/2013 | |
| Boron | <0.50 | | ~ | 200.7 | 2/9/2013 | |
| Lead | <0.010 | | 0.015 | 200.7 | 2/9/2013 | |
| Total Coliform | Present / Absent | | | | | |
| E.Coli | ABSENT | | ~ | SM9221B | 2/9/2013 | Meq Ratio |
| | ABSENT | | ~ | SM9221B | 2/9/2013 | 1.0310 |

John Sabatini

Laboratory Director

2-11-13

Date

Primary constituents: Arsenic, Barium, Lead, Nitrate, Fluoride & Bacteria (Total Coliform & E. Coli). All others are secondary.

This report for Domestic Well use only.

All methods listed comply with MCLAD

Reference: *These constituents can be corrected with the use of filtration as noted.

Remarks: Meets or exceeds recommended levels except as noted. Failed Arsenic

EXHIBIT

79

855 Mill St. 1A
Reno NV 89502
775-323-4822 / fx 323-4968

Read & Approved:

Michael K. Lundberg
Jeffrey K. Lundberg

706

WATERS VACUUM TRUCK SERVICE
P.O. BOX 18160
RENO, NEVADA 89511
775-825-1595

Nevada Contractors License #26228

DATE: 1/18/13

The following information is provided to facilitate the processing of loan reports and septic tank permits. Note that all residential septic tanks should be pumped every two years to protect tanks and leach fields from damage. This is a report of a visual inspection as dated and is not a guarantee or warranty of the septic system or any of its component parts. This report is subject to the limitations, terms and conditions printed on the back of this form.

| | | | | | |
|-----------------|------------------------|-------|--------|--------------|-------|
| Property owner: | Harry & Deann Reynolds | | Phone: | 775-849-3832 | |
| Address: | 20957 Eaton Road | City: | Reno | State: | NV |
| | | | | Zip: | 89511 |

| | | | |
|-----------|----------------------------|------------------|-----------------------------|
| Title Co: | First Centennial Title Co. | Real Estate Co: | J.E. Johns & Associates |
| Address: | 1450 Ridgeview Drive | Address: | 6119 Ridgeview Court #500-B |
| City: | Reno | City: | Reno |
| State: | NV | State: | NV |
| Phone: | 775-689-8510 | Phone: | 775-772-2525 |
| Contact: | Gloria Grubic | Contact: | A.J. Johns |
| Parcel #: | | Tank capacity: | 1000 gallons |
| Escrow #: | 196130 | Quantity pumped: | 1000 gallons |

| | |
|--|---|
| Date of pumping: | 1/17/13 |
| Septic material: | Baffled Concrete |
| Location of tank on property: | 15' out from the clean-out with riser on inlet side only 3" deep. Tank is approximately 2' deep. |
| Plot map of tank(s) and leach line(s) location provided: | No |
| Condition of septic tank lids & covers: | Inlet and Outlet Lids are satisfactory. |
| Condition of tank interior: | Unknown |
| Condition of inlet & outlet T's: | N/A |
| Condition of baffle & baffle vent spaces: | Inlet, Center, and Outlet Baffles are satisfactory. |
| Repairs required of sewage disposal system: | N/A |
| Abnormalities observed: | None |
| Repairs performed on sewage disposal system: | N/A |
| Other: | Septic system appears to be functioning properly at this time. Performed a 30 minute hydrostatic check with no run back from the leach field. Hydrostatic check was satisfactory. |

NOTICE

This inspection report is based solely on a visual observation by the driver/serviceman. This inspection report is not an express or implied warranty or guarantee of the fitness of the septic system. Septic systems have a limited life span and are subject to failure at any time. Septic systems can be adversely affected by house vacancy, heavy water usage, leaky plumbing, ground water infiltration, abusive usage, improper maintenance and natural conditions. Prospective purchasers should consider the usage and age of the system and do their own site inspection prior to purchase.

WATERS VACUUM TRUCK SERVICE

By:

George Waters, President

Read & Approved:

Michael Grubic

X Judith Linahy 708

Invoice

Waters Vacuum Truck Service
P.O. Box 18160
Reno, NV 89511

Ph: 775-825-1595
Fax: 775-825-1692

| | |
|-----------|-----------|
| Cust # | C0060 |
| Site # | 55 |
| Date | 1/16/2013 |
| Clerk | JS |
| Terms | NET30 |
| P.O. # | |
| Invoice # | S-129696 |
| Due Date | 2/15/2013 |

Page 1/1

| Billing Address |
|---|
| FIRST CENTENNIAL TITLE ESC# 196130 ATTN: GLORIA GRUBIC 1450 RIDGEVIEW DRIVE RENO, NV 89519 |

Phone: (775) 689-8510

Fax: (775) 689-8520

| Service Address |
|---|
| DEANN REYNOLDS (SELLER) 20957 EATON ROAD RENO, NV 89511 |

Rental & Service Completed Through 1/16/2013

| DESCRIPTION | RATE | QTY | AMOUNT |
|-------------|------|-----|--------|
|-------------|------|-----|--------|

1/16/2013

Work Order=1030099 Date=1/16/2013 PO=Esc# 196130

475.00

1

475.00

Pumped 1,000 gallons \$350.00
Concrete baffled septic tank
Inspection \$125.00
20957 Eaton Road

Total

475.00

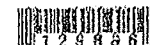
Read & Approved:

[Signature]
[Signature]
[Signature]

| | | | | | | |
|---------------------------|--------------|-----------------|--------------|--------------|--------------|-------------------|
| Statement as of 1/18/2013 | Future: 0.00 | Current: 475.00 | 30 Day: 0.00 | 60 Day: 0.00 | 90 Day: 0.00 | Total Due: 475.00 |
|---------------------------|--------------|-----------------|--------------|--------------|--------------|-------------------|

Please detach here and return the bottom portion with your payment.

Div: S Cust #: C0060 Site #: 55 Invoice #: 129696



From: FIRST CENTENNIAL TITLE ESC# 196130
ATTN: GLORIA GRUBIC
1450 RIDGEVIEW DRIVE
RENO, NV 89519

| | |
|----------------|----------|
| Invoice # | S-129696 |
| Invoice Total | 475.00 |
| Paid Amt | 0.00 |
| Adjustment Amt | 0.00 |
| Balance | 475.00 |

To: Waters Vacuum Truck Service
P.O. Box 18160
Reno, NV 89511

All invoices more than 30 days old are charged a late fee of 1.5% per month or 18% per year

WATERS VACUUM TRUCK SERVICE
P.O. BOX 18160
RENO, NEVADA 89511
775-825-1595

Nevada Contractors License #26228

DATE: 1/18/13

The following information is provided to facilitate the processing of loan reports and septic tank permits. Note that all residential septic tanks should be pumped every two years to protect tanks and leach fields from damage. This is a report of a visual inspection as dated and is not a guarantee or warranty of the septic system or any of its component parts. This report is subject to the limitations, terms and conditions printed on the back of this form.

| | | | | |
|-----------------|------------------------|-------|--------|--------------|
| Property owner: | Harry & Deann Reynolds | | Phone: | 775-849-3832 |
| Address: | 20957 Eaton Road | City: | Reno | State: NV |
| | | | Zip: | 89511 |

| | | | |
|-----------|----------------------------|------------------|-----------------------------|
| Title Co: | First Centennial Title Co. | Real Estate Co: | J.E. Johns & Associates |
| Address: | 1450 Ridgeview Drive | Address: | 6119 Ridgeview Court #500-B |
| City: | Reno | City: | Reno |
| State: | NV | State: | NV |
| Phone: | 775-689-8510 | Phone: | 775-772-2525 |
| Contact: | Gloria Grubic | Contact: | A.J. Johns |
| Parcel #: | | Tank capacity: | 1000 gallons |
| Escrow #: | 196130 | Quantity pumped: | 1000 gallons |

| | |
|--|---|
| Date of pumping: | 1/17/13 |
| Septic material: | Baffled Concrete |
| Location of tank on property: | 15' out from the clean-out with riser on inlet side only 3" deep. Tank is approximately 2' deep. |
| Plot map of tank(s) and leach line(s) location provided: | No |
| Condition of septic tank lids & covers: | Inlet and Outlet Lids are satisfactory. |
| Condition of tank interior: | Unknown |
| Condition of inlet & outlet lines: | N/A |
| Condition of baffle & baffle vent spaces: | Inlet, Center, and Outlet Baffles are satisfactory. |
| Repairs required of sewage disposal system: | N/A |
| Abnormalities observed: | None |
| Repairs performed on sewage disposal system: | N/A |
| Other: | Septic system appears to be functioning properly at this time. Performed a 30 minute hydrostatic check with no run back from the leach field. Hydrostatic check was satisfactory. |

NOTICE

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WATERS VACUUM TRUCK SERVICE

By:

George Waters, President

Michael R. Lusk

X JL

George Waters

No. CV15-00281

JOHN LINDBERG, ETAL

vs.

HARRY REYNOLDS, ETAL.

Ex. 79 22

Admitted: 8/21/18

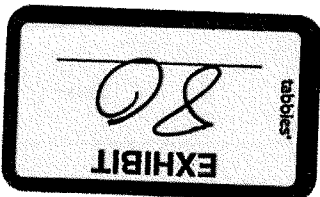
JAQUELINE BRYANT, CLERK

By , Deputy

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

| | |
|-----------|----------|
| Invoice # | 01-1989 |
| Date | 2/1/2018 |

Invoice



| | |
|---------|---|
| Bill To | John Lindberg 20957 Eaton Road Reno, Nevada 89521 |
|---------|---|

| | |
|--------|----------------|
| Matter | Terms |
| | Due on receipt |

| Date | Description | Hours | Rate | Amount |
|------------------------------------|---|-------|--------|--------|
| 1/1/2018 | Review on-line resource information from the Nevada Real Estate Commission that we will introduce at trial. NOT BILLABLE | 2 | 295.00 | 590.00 |
| 1/2/2018 | Legal research regarding need for expert testimony to resolve the failure to disclose known issues in realty transaction and exchange emails with opposing counsel on numerous issues. NOT BILLABLE | 2 | 295.00 | 590.00 |
| 1/2/2018 | Finalize additional discovery items, including books relied upon by other experts, additional invoices for attorney's fees, and other items. NOT BILLABLE | 1.5 | 295.00 | 442.50 |
| 1/6/2018 | Review documents related to appraisal prepared for JE Johns prior to listing. | 1 | 295.00 | 295.00 |
| 1/10/2018 | Legal research regarding "actual damages" and other issues of significant such as causation. NOT BILLABLE | 1.5 | 295.00 | 442.50 |
| 1/10/2018 | Meet with expert to discuss her thoughts regarding the expert opinions of AJ Johnson's expert witnesses. | 1 | 295.00 | 295.00 |
| 1/13/2018 | Review documents in file in preparation for deposition on Tuesday with one of AJ Johnson's experts. NOT BILLABLE | 3 | 295.00 | 885.00 |
| 1/16/2018 | Final preparation for today's deposition. NOT BILLABLE | 1 | 295.00 | 295.00 |
| 1/16/2018 | Conduct deposition of Pam Beke Molini in this matter. | 2 | 295.00 | 590.00 |
| 1/16/2018 | Meet with Sherrie Cartinella regarding her deposition testimony and her review of the deposition. NOT BILLABLE | 0.5 | 295.00 | 147.50 |
| 1/17/2018 | Review documents from AJ Johnson held at her attorney's office. NOT BILLABLE | 2 | 295.00 | 590.00 |
| 1/19/2018 | Telephone conference with client and then with opposing counsel regarding multiple issues in this case. NOT BILLABLE | 0.5 | 295.00 | 147.50 |
| 1/22/2018 | Gather documents needed for tomorrow's deposition of AJ Johnson's second expert witness. NOT BILLABLE | 1.5 | 295.00 | 442.50 |
| 1/23/2018 | Final preparation for today's deposition of one of AJ Johnson's experts. NOT BILLABLE | 1 | 295.00 | 295.00 |
| 1/23/2018 | Attend deposition of Barry Wardell, a disclosed expert in this matter. NOT BILLABLE | 1.5 | 295.00 | 442.50 |
| We appreciate your prompt payment. | | | | |
| Total | | | | |

Balance Due

7/14

715

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|----------|-----------|
| 2/1/2018 | 01-1989 |

| Bill To |
|---|
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| | | Terms | | Matter | |
|------------------------------------|--|----------------|--------------|------------|--|
| | | Due on receipt | | | |
| Date | Description | Hours | Rate | Amount | |
| 1/24/2018 | Final preparation for today's deposition of expert Forrest Barbee. NOT BILLABLE | 1.5 | 295.00 | 442.50 | |
| 1/24/2018 | Travel to and from Las Vegas to conduct the deposition of Forrest Barbee. NOT BILLABLE | 2 | 295.00 | 590.00 | |
| 1/24/2018 | Conduct the deposition of Forrest Barbee today in Las Vegas. NOT BILLABLE | 2 | 295.00 | 590.00 | |
| 1/25/2018 | Draft motion for sanctions to be served upon Nick Pereos today. NOT BILLABLE | 4 | 295.00 | 1,180.00 | |
| 1/25/2018 | Gather documents for AJ Johnson's deposition tomorrow. | 1.5 | 295.00 | 442.50 | |
| 1/26/2018 | Final preparation for today's deposition of AJ Johnson. | 1.5 | 295.00 | 442.50 | |
| 1/26/2018 | Attend deposition of AJ Johnson in this matter. | 3 | 295.00 | 885.00 | |
| 1/26/2018 | Telephone conference with the Reynolds' attorney regarding an appraisal that is significant in this case. NOT BILLABLE | 0.3 | 295.00 | 88.50 | |
| 1/29/2018 | Complex matter hourly rate | 0.3 | 295.00 | 88.50 | |
| | Subtotal | | | 11,239.50 | |
| | Adjustment for hours not billable under contingent fee arrangement. | | -11,239.50 | -11,239.50 | |
| 1/2/2018 | Purchase of airline ticket for travel to Las Vegas to depose Forrest Barbee. | | 243.96 | 243.96 | |
| 1/24/2018 | Parking at Reno Tahoe Airport. | | 11.00 | 11.00 | |
| 1/24/2018 | Dinner while traveling to deposition in Las Vegas. | | 14.81 | 14.81 | |
| 1/24/2018 | Cost of cab ride to deposition in Las Vegas. | | 26.42 | 26.42 | |
| 1/29/2018 | Payment of invoice to produce documents in Lindberg. | | 10.00 | 10.00 | |
| 2/1/2018 | Copies made during deposition of Pam Molini. | | 86.40 | 86.40 | |
| 2/1/2018 | Cost to obtain transcript of John Lindberg's deposition. | | 363.60 | 363.60 | |
| 2/1/2018 | Cost to obtain transcript of Sherrie Cartinella's deposition. | | 601.30 | 601.30 | |
| 2/1/2018 | Cost to serve subpoena on Forrest Barbee, expert witness. | | 75.00 | 75.00 | |
| 2/1/2018 | Cost to serve subpoena on Barry Wardell, expert witness | | 60.00 | 60.00 | |
| 2/1/2018 | Cost to serve subpoena on Pam Boko Molini, expert witness | | 60.00 | 60.00 | |
| | Total Reimbursable Expenses | | | 1,552.49 | |
| We appreciate your prompt payment. | | | Total | \$1,552.49 | |

Balance Due

\$1,552.49

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|----------|-----------|
| 3/1/2018 | 02-2017 |

| Bill To |
|---|
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| Terms | Matter |
|----------------|--------|
| Due on receipt | |

| Date | Description | Hours | Rate | Amount |
|------------------------------------|---|-------|--------|--------|
| 2/6/2018 | Telephone conference with Brian Kincannon's attorney in this matter to obtain permission to speak with Mr. Kincannon. NOT BILLABLE | 0.3 | 295.00 | 88.50 |
| 2/6/2018 | Begin drafting motion in limine to exclude expert testimony. NOT BILLABLE | 3 | 295.00 | 885.00 |
| 2/7/2018 | Continue drafting motion in limine to exclude expert testimony. NOT BILLABLE | 2.5 | 295.00 | 737.50 |
| 2/7/2018 | Begin drafting motion in limine regarding right of contribution in statutory violation case. NOT BILLABLE | 1 | 295.00 | 295.00 |
| 2/7/2018 | Continue drafting motion in limine regarding contribution claims. NOT BILLABLE | 2.5 | 295.00 | 737.50 |
| 2/8/2018 | Finalize motion in limine to exclude settlement agreements and to exclude or limit expert testimony. NOT BILLABLE | 2.5 | 295.00 | 737.50 |
| 2/8/2018 | Draft additional motions in limine in this matter. NOT BILLABLE | 2.5 | 295.00 | 737.50 |
| 2/9/2018 | Finalize motions in limine for filing today in this matter. NOT BILLABLE | 2.5 | 295.00 | 737.50 |
| 2/12/2018 | Review previously filed pre-trial disclosures from other cases to commence the process of making these disclosures in this case. NOT BILLABLE | 0.5 | 295.00 | 147.50 |
| 2/14/2018 | Review and outline motions in limine filed by opposing counsel in this matter. NOT BILLABLE | 2.5 | 295.00 | 737.50 |
| 2/14/2018 | Review applicable proposed jury instructions to be used in this matter. NOT BILLABLE | 1 | 295.00 | 295.00 |
| 2/15/2018 | Review pleadings filed in this matter related to timing of disclosure, jury instructions, and other matters. NOT BILLABLE | 1 | 295.00 | 295.00 |
| 2/15/2018 | Begin drafting oppositions to motions in limine filed by the Defendants. NOT BILLABLE | 1.5 | 295.00 | 442.50 |
| 2/16/2018 | Review amended answer to requests for admission in this matter. NOT BILLABLE | 0.3 | 295.00 | 88.50 |
| 2/16/2018 | Begin drafting opposition to Motions in Limine Nos. 2 and 3. NOT BILLABLE | 1.5 | 295.00 | 442.50 |
| We appreciate your prompt payment. | | Total | | |

Balance Due

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|----------|-----------|
| 3/1/2018 | 02-2017 |

| Bill To |
|---|
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| | | Terms | | Matter | |
|------------------------------------|--|----------------|--------------|------------|--|
| | | Due on receipt | | | |
| Date | Description | Hours | Rate | Amount | |
| 2/19/2018 | Continue drafting opposition to motions in limine nos. 2 and 3 for filing this Friday. NOT BILLABLE | 2 | 295.00 | 590.00 | |
| 2/19/2018 | Begin drafting pre-trial disclosures in this matter. | 2 | 295.00 | 590.00 | |
| 2/20/2018 | Continue drafting oppositions to motion in limine nos. 2 and 3. NOT BILLABLE | 2 | 295.00 | 590.00 | |
| 2/20/2018 | Continue drafting pre-trial disclosures for filing in this case. NOT BILLABLE | 2 | 295.00 | 590.00 | |
| 2/21/2018 | Continue drafting opposition to motions in limine nos. 2 and 3. NOT BILLABLE | 2 | 295.00 | 590.00 | |
| 2/21/2018 | Continue drafting pre-trial disclosures. NOT BILLABLE | 1 | 295.00 | 295.00 | |
| 2/22/2018 | Finalize opposition to motions in limine nos. 2 and 3 and finalize pre-trial disclosures. NOT BILLABLE | 3 | 295.00 | 885.00 | |
| 2/22/2018 | Review oppositions to two of our motions in limine. NOT BILLABLE | 1 | 295.00 | 295.00 | |
| 2/28/2018 | Review two oppositions filed to our motions in limine in this matter. NOT BILLABLE | 1 | 295.00 | 295.00 | |
| 2/14/2018 | Cost for copies during Barry Wardell deposition. | | 180.90 | 180.90 | |
| 2/28/2018 | Cost to obtain transcript of Forrest Barbee deposition. | | 619.70 | 619.70 | |
| 2/28/2018 | Cost to obtain transcript of Barry Wardell deposition. | | 553.90 | 553.90 | |
| 2/28/2018 | Cost to obtain transcript of AJ Johnson's deposition. | | 797.95 | 797.95 | |
| 2/28/2018 | Cost to obtain transcript of Pamela Beko Molini's deposition. | | 688.15 | 688.15 | |
| | Total Reimbursable Expenses | | | 2,840.60 | |
| | Adjustment for hours not billable under contingent fee arrangement | | -12,124.50 | -12,124.50 | |
| We appreciate your prompt payment. | | | Total | \$2,840.60 | |

| | |
|--------------------|------------|
| Balance Due | \$2,840.60 |
|--------------------|------------|

720

Moore Law Group, PC
 3715 Lakeside Drive, Suite A
 Reno, NV 89509

Invoice

| Date | Invoice # |
|----------|-----------|
| 4/1/2018 | 03-2040 |

| Bill To |
|---|
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| Terms | Matter |
|----------------|--------|
| Due on receipt | |

| Date | Description | Hours | Rate | Amount |
|------------------------------------|--|-------|--------------|-----------|
| 3/2/2018 | Telephone conference with client regarding efforts to speak with Brian Kincannon. NOT BILLABLE | 0.1 | 295.00 | 29.50 |
| 3/3/2018 | Begin drafting replies in support of our motions in limine numbers 1 and 2. NOT BILLABLE | 4 | 295.00 | 1,180.00 |
| 3/5/2018 | Finalize replies in support of Motions in Limine Nos. 1 and 2. NOT BILLABLE | 3 | 295.00 | 885.00 |
| 3/6/2018 | Review oppositions to motion in limine nos. 3 and 5 in preparation to file replies. NOT BILLABLE | 1 | 295.00 | 295.00 |
| 3/8/2018 | Finalize replies in support of motions in limine nos. 3 and 5. NOT BILLABLE | 2.5 | 295.00 | 737.50 |
| 3/9/2018 | Finalize replies in support of motions in limine nos. 3 and 5. NOT BILLABLE | 1.5 | 295.00 | 442.50 |
| 3/20/2018 | Review order granting three of our motions in limine and finalize notice of entry of order. NOT BILLABLE | 0.5 | 295.00 | 147.50 |
| | Adjustment for hours not billable under contingent fee arrangement. | | -3,717.00 | -3,717.00 |
| We appreciate your prompt payment. | | | Total | \$0.00 |

| | |
|--------------------|--------|
| Balance Due | \$0.00 |
|--------------------|--------|

722

Moore Law Group, PC
3715 Lakeside Drive, Suite A
Reno, NV 89509

Invoice

| Date | Invoice # |
|----------|-----------|
| 5/1/2018 | 04-2063 |

| Bill To |
|---|
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| | | Terms | Matter | |
|------------------------------------|--|----------------|---------|----------|
| | | Due on receipt | | |
| Date | Description | Hours | Rate | Amount |
| 4/3/2018 | Draft email to Nick Pereos asking him to withdraw sooner rather than later. NOT BILLABLE | 0.2 | 295.00 | 59.00 |
| 4/4/2018 | Telephone conference with Nick Pereos regarding his withdrawal from this case. NOT BILLABLE | 0.3 | 295.00 | 88.50 |
| 4/18/2018 | Telephone conference with new attorney (Glade Hall) seeking to settle this dispute. NOT BILLABLE | 0.3 | 295.00 | 88.50 |
| | Adjustment for time not billable for contingent fee arrangement. | | -236.00 | -236.00 |
| We appreciate your prompt payment. | | Total | | \$236.00 |

Balance Due

\$0.00

724

Moore Law Group, PC
 3715 Lakeside Drive, Suite A
 Reno, NV 89509

Invoice

| Date | Invoice # |
|----------|-----------|
| 8/1/2018 | 07-2138 |

| |
|---|
| Bill To |
| John Lindberg 20957 Eaton Road Reno, Nevada 89521 |

| Terms | Matter |
|----------------|--------|
| Due on receipt | |

| Date | Description | Hours | Rate | Amount |
|------------------------------------|---|-------|--------------|-----------|
| 7/17/2018 | Telephone conference with former counsel regarding what the new attorney is doing and the possibility of bankruptcy. NOT BILLABLE | 0.2 | 295.00 | 59.00 |
| 7/18/2018 | Review and respond to multiple emails from the Court about this matter proceeding to trial and a pre-trial conference to be set July 27, 2018. NOT BILLABLE | 0.3 | 295.00 | 88.50 |
| 7/27/2018 | Attend pre-trial conference with the Court today in this matter. NOT BILLABLE | 1 | 295.00 | 295.00 |
| 7/27/2018 | Begin drafting pre-trial statement in this matter, to include proposed findings of fact and conclusions of law. NOT BILLABLE | 2 | 295.00 | 590.00 |
| 7/27/2018 | Telephone conference with Brian Kincannon's attorney about testifying in this case and send him an email about possible testimony. NOT BILLABLE | 0.5 | 295.00 | 147.50 |
| 7/28/2018 | Continue drafting pre-trial statement in this matter. NOT BILLABLE | 4 | 295.00 | 1,180.00 |
| | Adjustment for time not billable for contingent fee arrangement | | -2,360.00 | -2,360.00 |
| We appreciate your prompt payment. | | | Total | \$0.00 |

| | |
|--------------------|--------|
| Balance Due | \$0.00 |
|--------------------|--------|

726

No. CV15-00281

JOHN LINDBERG, ETAL


vs.

HARRY REYNOLDS, ETAL.

Ex. 80 22

Admitted: 8/24/18

JAQUELINE BRYANT, CLERK

By , Deputy

