

# Commitment for Title Insurance on Vacant Land

APNS: 254-08-001A, 001B & 001C



## COMMITMENT FOR TITLE INSURANCE Issued by FIRST NATIONAL TITLE INSURANCE COMPANY

### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, FIRST NATIONAL TITLE INSURANCE COMPANY, a Texas Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

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FNTI Form No.: AZCom21 ALTA Commitment for Title Insurance v. 01.00 Adopted 7/1/2021

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- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
  - (b) the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - (e) Schedule B, Part I-Requirements;
  - (f) Schedule B, Part II-Exceptions; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**  
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
    - i. comply with the Schedule B, Part I—Requirements;
    - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
    - iii. acquire the Title or create the Mortgage covered by this Commitment.
  - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
  - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
  - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
  - e. The Company is not liable for the content of the Transaction Identification Data, if any.
  - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
  - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
  - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
  - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing[ and authenticated by a person authorized by the Company].
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. CLASS ACTION  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. ARBITRATION  
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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**COMMITMENT FOR TITLE INSURANCE**  
**Issued by**  
**FIRST NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE A**

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Palo Verde Title and Escrow Agency  
Issuing Office: 6702 E Cave Creek Road, Ste 3, Cave Creek, AZ 85331  
Issuing Office's ALTA® Registry ID:  
Loan ID No.:  
Commitment No.: AZ-202600094  
Issuing Office File No.: AZ-202600094  
Property Address: Vacant Land, Kingman, AZ 86409

1. Commitment Date: February 13, 2026 at 12:00 AM
2. Policy to be issued:
  - a. ALTA Owner's Policy (2021)  
Proposed Insured: To Come  
Proposed Amount of Insurance: \$0.00  
The estate or interest to be insured: Fee Simple
  - b. ALTA Loan Policy (06/17/06)  
Proposed Insured: To Come  
Proposed Amount of Insurance: \$0.00  
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
  
Richard Menkin, an unmarried man
5. The Land is described as follows:  
  
SEE SCHEDULE C ATTACHED HERETO

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**SCHEDULE A**  
(Continued)



FIRST NATIONAL TITLE INSURANCE COMPANY

By:   
Chad Hansen, President

  
Patrick McMillan, Treasurer

Bryan Greene  
Clearview Abstract LLC dba Palo Verde Title and  
Escrow Agency  
6702 E. Cave Creek Road, Suite 3  
Cave Creek, AZ 85331

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**SCHEDULE B, PART I - Requirements**

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.  
**(a) Deed from Richard Menkin to TBD, conveying the subject property.**
5. Payment in full of real property taxes under Tax Parcel ID 254-08-001A for the year 2025 in the gross amount of \$232.40.  
  
Verification of amounts due/owed for the year 2025 prior to closing is required.  
  
Taxes shown for informational purposes only. Call County Treasurer to verify amounts and status.
6. Payment in full of real property taxes under Tax Parcel ID 254-08-001B for the year 2025 in the gross amount of \$137.44.  
  
Verification of amounts due/owed for the year 2025 prior to closing is required.  
  
Taxes shown for informational purposes only. Call County Treasurer to verify amounts and status.
7. Payment in full of real property taxes under Tax Parcel ID 254-08-001C for the year 2025 in the gross amount of \$137.52.  
  
Verification of amounts due/owed for the year 2025 prior to closing is required.  
  
Taxes shown for informational purposes only. Call County Treasurer to verify amounts and status.
8. Company finds no voluntary liens in the Real Property Records of Mohave County, Arizona. Company will require the Seller(s) and/or Borrower(s) to execute an Affidavit of Debts & Liens. Company reserves the right to make changes and/or further requirements to this report.
9. Furnish an Owners Affidavit and Agreement executed by Richard Menkin, disclosing any liens, judgments, or parties in possession of the land or any outstanding voluntary liens from the current owner or a prior party.

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## SCHEDULE B, PART I

(Continued)

10. The name(s) of the proposed insured and/or the amount of requested insurance under the Owner's/Mortgagee policy must be furnished and this commitment is subject to such further exceptions and/or requirements as may be deemed necessary. No contractual obligations is assumed by the company under this commitment until this requirement is complied with and no policy will be issued pursuant to this commitment until this requirements is complied with.
11. Company requires marital history of record owner shown on Schedule A hereof from date of acquisition to date of closing. Company requires joinder of spouse as facts indicate. Subject to any change in marital status since said date, which would result in an outstanding interest.
12. NOTE: The Names as they appear on Schedule A of this commitment have been compared to names found on the Specially Designated Nationals (SDN) list maintained by the Office of Foreign Assets Control (OFAC) within the U.S. Department of Treasury and no match was found.
13. IMPORTANT INFORMATIONAL NOTICE OF NEW FEDERAL REGULATION THAT MAY AFFECT YOUR TRANSACTION: Closing cannot proceed unless all information required to complete the mandatory reporting is provided and certified to the Title Agent to enable the Agent to make the mandatory reporting.

Financial Crimes Enforcement Network (FinCEN) Real Estate Reporting (FinCEN Report), Section 1031.320 of Chapter 31 of the Code of Federal Regulations requires that certain residential real estate transactions purchased with all cash or without institutional lender financing, where at least one buyer/transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person, must be reported to the U.S. Treasury Department's FinCEN.

IN THE EVENT THAT THE CONTEMPLATED TRANSACTION IS A TRANSACTION FOR WHICH A REAL ESTATE REPORT IS REQUIRED to be submitted to FinCEN, the seller and buyer must provide to the title company conducting the closing the information and documentation necessary to enable the closing company to complete the FinCEN Report. Seller/Purchaser (as applicable) shall provide, in a form acceptable to the Title Company, sufficiently in advance of closing to allow the Title Company (or its designated reporting person) to timely complete and file the FinCEN Real Estate Report, all information and documentation required, including without limitation, the full legal name, date of birth, residential street address, IRS taxpayer identification number or unique ID of the beneficial owner(s) of the buyer/transferee, and the full legal name, date of birth, phone number, email address, IRS taxpayer identification number or unique ID of the seller/transferee, identity documents, entity/trust documentation, and any certifications or supporting paperwork required by FinCEN and the name of the Signors and the capacity in which the individual is authorized to act and the name of the employer.

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## SCHEDULE B, PART I

(Continued)

THE FOLLOWING NOTE IS FOR INFORMATIONAL PURPOSES ONLY: The following deed(s) affecting said land were recorded within the last 24 months of the date of the commitment:

**Warranty Deed from Fidelity National Agency, Inc., an Arizona Corporation to Richard Menkin, an unmarried man, recorded July 14, 2022 as [2022044253](#), of Official Records.**

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**SCHEDULE B, PART II - Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by public records.
3. Any facts, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, not shown by the Public Records.
5. Discrepancies, conflicts, in boundary lines, shortage in area, encroachments, or any other facts which correct survey would disclose, and which are not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservation or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by Public Records.
8. Installment of 2026 taxes, a lien, payable on or before October 1, 2026 and delinquent November 1, 2026.
9. Any district, improvement district, assessments or bond as disclosed by the records of the office of the Mohave County Assessor or Treasurer.
10. Restrictions, reservations, covenants, and conditions as per plat recorded in Plat Book 2066, Page 776, Instrument No. 92-32874, Public Records of Mohave, AZ.

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## SCHEDULE B, PART II

(Continued)

11. Water rights, claims or title to water, whether or not shown by the public records.

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**COMMITMENT FOR TITLE INSURANCE**  
**Issued by**  
**FIRST NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE C**

The Land is described as follows:

Parcels 1-A, 1-B, and 1-C, as shown on record of survey recorded June 18, 1992, in Book 8 of Records of Surveys, page 97, in the office of the County Recorder of Mohave County, Arizona; Being a Portion of Parcel 1, Fort Rock Ranches unit 1F, recorded August 10, 1984, at Fee No. 84-29738, in Book 2 of Parcel Plats, Page 50, situate in Section 31, Township 20 North, Range 11 West of the Gila and Salt River Base and Meridian, Mohave County Arizona.

# Supporting Documents

**WHEN RECORDED RETURN TO:**

RICHARD MENKIN  
P.O. BOX 243  
CHEYENNE, WY 82003

FIDELITY NATIONAL TITLE AGENCY INC

**FEE# 2022044253**

OFFICIAL RECORDS OF MOHAVE COUNTY  
KRISTI BLAIR, COUNTY RECORDER

07/14/2022 02:42 PM Fee \$30.00

PAGE: 1 of 2

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**TRUSTEE'S DEED UPON SALE**

Trustee Sale No: 10007326

Exempt per 11-1134(B)(1)

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, as the duly appointed Successor Trustee of the Deed of Trust hereinafter described, does hereby grant and convey without covenant or warranty, express or implied, to **RICHARD MENKIN, an unmarried man** (herein called Grantee), the real property situated in the County of **Mohave** State of **Arizona** described as follows:

**Parcels 1-A, 1-B, and 1-C, as shown on record of survey recorded June 18, 1992, in Book 8 of Records of Surveys, page 97, in the office of the County Recorder of Mohave County, Arizona; Being a Portion of Parcel 1, FORT ROCK RANCHES UNIT 1F, recorded August 10, 1984, at Fee No. 84-29738, in Book 2 of Parcel Plats, page 50, situate in Section 31, Township 20 North, Range 11 West of the Gila and Salt River Base and Meridian, Mohave County Arizona.**

**Grantee Address:**

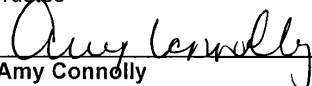
RICHARD MENKIN, an unmarried man  
P.O. BOX 243  
CHEYENNE, WY 82003 USA

This conveyance is made pursuant to the power of sale conferred upon Trustee by the Deed of Trust executed by **JOEL KEITH SWAIN, an unmarried man** as Trustor, **CHICAGO TITLE AGENCY, INC., an Arizona Corporation** as Trustee and **RICHARD MENKIN, an unmarried man** is named as Beneficiary dated **May 8, 2019** and recorded on **May 15, 2019** in the office of the County recorder of **Mohave** County, **Arizona** in **Instrument Number 2019024861**, and in compliance with the laws of the State of Arizona authorizing this conveyance.

Said property was sold by the Trustee at public auction on **July 14, 2022** in the County of **Mohave** in which said property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and made payment therefore to said Trustee of the amount bid, namely **\$ 46,030.06**, which payment was made either entirely in cash or by the satisfaction, protanto, of the obligation then secured by said Deed of Trust, together with the foreclosure and expenses related thereto.

Dated: **July 14, 2022**

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION  
as Trustee


By:   
Amy Connolly  
Trustee Sale Officer

STATE OF ARIZONA }  
COUNTY OF MARICOPA }

On **July 14, 2022**, before me, the undersigned notary public, personally appeared **Amy Connolly, Trustee Sale Officer of FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION**, personally known to me to be the person whose name is subscribed to the within instrument (Trustee's Deed Upon Sale) and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My commission expires **March 31, 2023**

  
Brenda Tucson  
NOTARY PUBLIC



**BRENDA TUCSON**  
Notary Public - Arizona  
Maricopa Co. / #560604  
Expires 03/31/2023

RECORDER'S CERTIFICATION OF RECORD OF SURVEY RECORDATION

Legal Description A Dependent Resurvey and Original segregation of Parcel 1,

Per Parcel Plat Book 2, page 50 at Fee No. 84-29738. Located in

Section 31, T.20N., R. 11W, G&SRBM Mohave County, AZ

Surveyor Jeffery S. Carlton

FEE # \_\_\_\_\_ DATE RECORDED JUN 18 '92 - 8:50 AM

Book 8 OF RECORD OF SURVEY PAGE 97

INDEXED

315

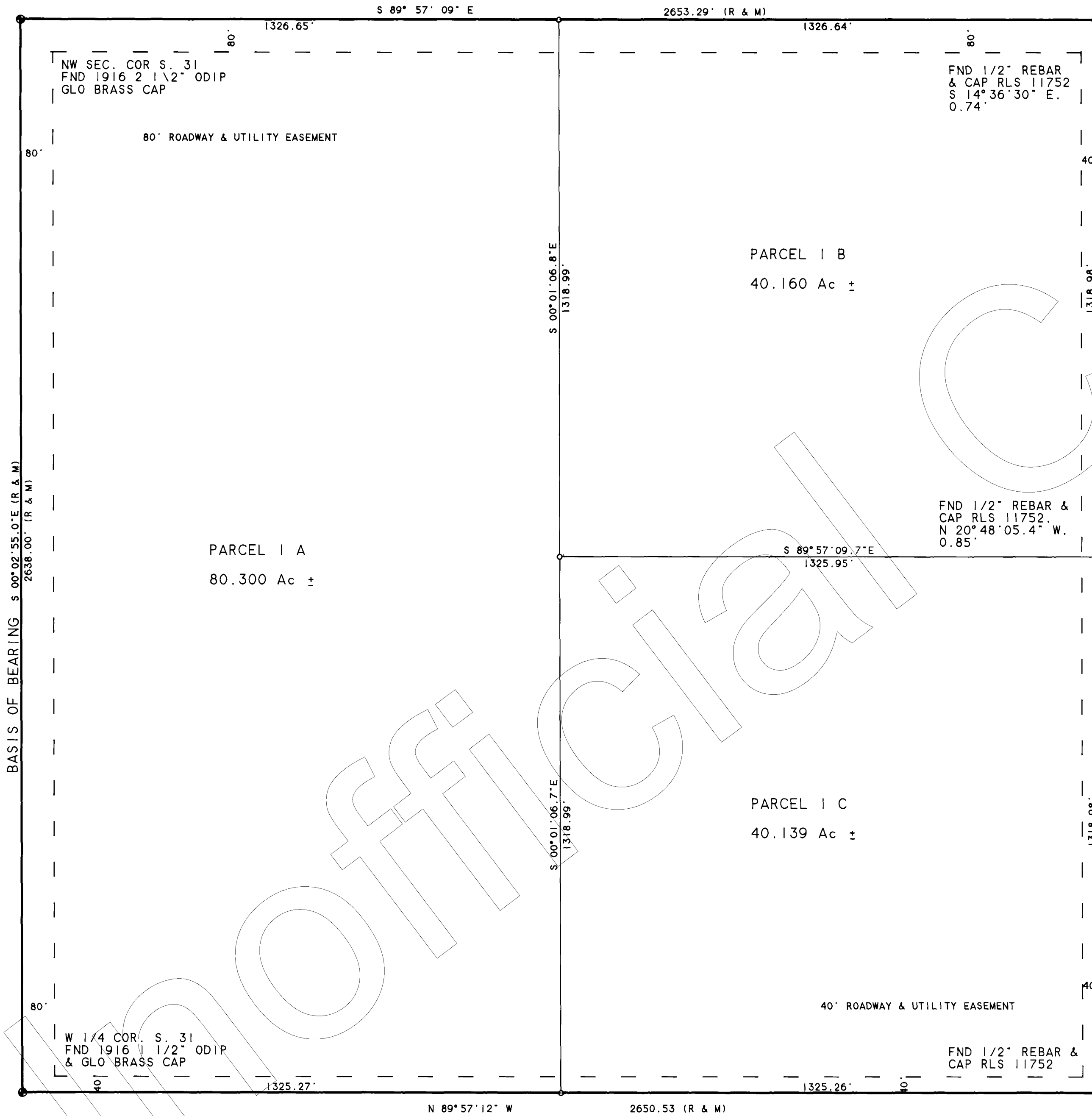


#92- 32874 BK 2066 PG 776  
OFFICIAL RECORDS OF MOHAVE COUNTY AZ.  
\*JOAN McCALL, MOHAVE COUNTY RECORDER\*  
06/18/92 8:50 A.M. PAGE 1 OF 1  
MOHAVE SURVEYING  
RECORDING FEE 24.00

# RECORD OF SURVEY

A DEPENDENT RESURVEY AND ORIGINAL SEGREGATION OF PARCEL 1, PER PARCEL PLAT BOOK 2, PAGE 50 AT FEE NO. 84-29738, LOCATED IN SECTION 31, T20N, R11W, G & SRB & M, MOHAVE COUNTY, ARIZONA.

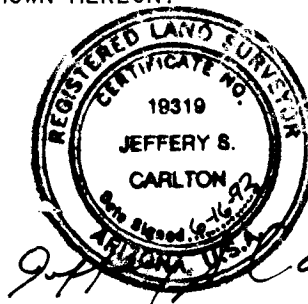
T.20N., R.11W., SEC. 31



RECORDER'S CERTIFICATE:  
 FILED AND RECORDED AT THE REQUEST OF MOHAVE SURVEYING  
 ON \_\_\_\_\_  
 IN BOOK 8 OF RECORDS OF SURVEY ON PAGE 97  
 RECORDS OF MOHAVE COUNTY, ARIZONA.  
 BY: John McCall DEPUTY RECORDER  
 RECEPTION NO. 92-32874 24.00

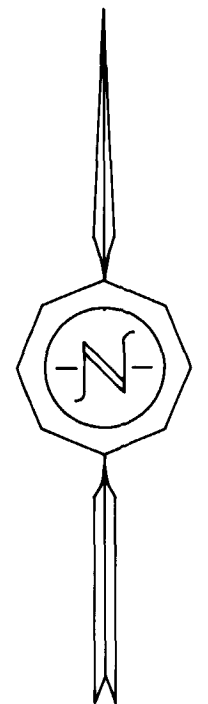
CERTIFICATE OF SURVEYOR  
 I, JEFFERY S. CARLTON, OF KINGMAN, ARIZONA HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY SUPERVISION OF THE LANDS SHOWN HEREON AND MONUMENTATION FOUND OR ESTABLISHED THEREON, AND IS TO THE BEST OF MY KNOWLEDGE TRUE AND ACCURATE BASED ON MY SURVEY AND THE RECORDS, IF ANY ARE IN EXISTENCE, OF THE LANDS SHOWN HEREON.

JEFFERY S. CARLTON RLS  
 ARIZONA NO. 19319



NOTES:

- INDICATES FOUND GLO MONUMENT AS NOTED.
  - INDICATES FOUND AS NOTED.
  - INDICATES SET 5/8" REBAR & CAP 19319.
  - (R) INDICATES RECORD DATA PER PARCEL PLAT BOOK 2, PAGE 50, FEE NO. 29738 UNLESS OTHERWISE NOTED.
- DATE OF SURVEY: JUNE 2, 1992.



JOB NO. 467-92 SCALE: 1" = 200'

PREPARED FOR:	MAX BROWN 724 WEST FERN DRIVE FULLERTON, CALIFORNIA 92632 (714) 525-3387	
DRAWN BY:	DATE:	SHEET 1 OF 1
DNC	JUNE 1992	

MOHAVE SURVEYING  
 411 EAST BEALE STREET (P.O. BOX 110)  
 KINGMAN, ARIZONA 86401 (602)753-4647





**Make payment to:**  
**Mohave County Treasury**  
**PO Box 712**  
**Kingman AZ 86402**  
**(928) 753-0737**

Account Number R0120199  
 Assessed To

Parcel 25408001A  
 MENKIN RICHARD  
 PO BOX 243  
 CHEYENNE, WY 82003

**Legal Description**

**Situs Address**

Section: 31 Township: 20N Range: 11W FORT ROCK RANCHES UNIT 1-F POR OF PARCEL 1  
 KNOWN AS PARCEL 1-A PER RECORD OF SURVEY BK 8 PG 97 CONT 80.30 ACRES 202-71-  
 001(202-71-001 A,B & C)

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2025	\$232.40	\$0.00	\$0.00	(\$232.40)	\$0.00
2024	\$222.16	\$0.00	\$0.00	(\$222.16)	\$0.00
2023	\$218.18	\$2.91	\$0.00	(\$221.09)	\$0.00
2022	\$209.42	\$0.00	\$0.00	(\$209.42)	\$0.00
2021	\$227.80	\$6.07	\$0.00	(\$233.87)	\$0.00
2020	\$207.66	\$16.00	\$15.00	(\$238.66)	\$0.00
2019	\$190.08	\$0.00	\$0.00	(\$190.08)	\$0.00
2018	\$236.82	\$0.00	\$0.00	(\$236.82)	\$0.00
2017	\$232.36	\$0.00	\$0.00	(\$232.36)	\$0.00
2016	\$236.96	\$0.00	\$0.00	(\$236.96)	\$0.00
Total Tax Charge					\$0.00
<b>Lien</b>					
2020 Lien: 2022-341553	\$38.66	\$0.00	\$0.00	(\$38.66)	\$0.00
2020	\$0.00	\$0.00	\$25.00	(\$25.00)	\$0.00
Total Lien					\$0.00
<b>GRAND TOTAL</b>					<b>\$0.00</b>
<b>Grand Total Due as of 03/13/2026</b>					<b>\$0.00</b>

Tax Billed at 2025 Rates for Tax Area 300 - 300

Authority	Tax Rate	Amount	Values	Actual	Assessed
MOHAVE COUNTY	0.0181470000	\$55.78	AG/VACANT	\$20,494	\$3,074
HACKBERRY ELEM SD #3	0.0329660000	\$101.33	LAND/NON-PROFIT-		
HACKBERRY SD #3 LOCAL AID F	0.0052140000	\$16.03	REALPROPERTY		
MOHAVE COMMUNITY COLLEGE	0.0107600000	\$33.08	AND IMPROVEME		
			NTS		
Taxes Billed 2025	0.0670870000	\$206.22	Total	\$20,494	\$3,074

Tax Billed at 2025 Rates for Tax Area 300 - 300

Authority	Tax Rate	Amount	Values	Actual	Assessed
FIRE DIST ASSIST FUND	0.0010000000	\$3.08	AG/VACANT	\$117,293	\$17,594
MOHAVE COUNTY LIBRARY DISTR	0.0021480000	\$6.61	LAND/NON-PROFIT-		
MO CO TV CID	0.0003630000	\$1.12	REALPROPERTY		
			AND IMPROVEME		
			NTS		
Taxes Billed 2025	0.0035110000	\$10.80	Total	\$117,293	\$17,594

Tax Billed at 2025 Rates for Tax Area 300 - 300

Authority	Tax Rate	Amount	Values	Actual	Assessed
MOHAVE COUNTY FLOOD CONTROL	0.0050000000	\$15.38	Total	\$0	\$0
Taxes Billed 2025	0.0050000000	\$15.38			



**Make payment to:**  
**Mohave County Treasury**  
**PO Box 712**  
**Kingman AZ 86402**  
**(928) 753-0737**

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Statement of Taxes Due Mohave County Treasury



**Make payment to:**  
**Mohave County Treasury**  
**PO Box 712**  
**Kingman AZ 86402**  
**(928) 753-0737**

Account Number R0120203

Parcel 25408001B

Assessed To

MENKIN RICHARD  
 PO BOX 243  
 CHEYENNE, WY 82003

**Legal Description**

**Situs Address**

Section: 31 Township: 20N Range: 11W FORT ROCK RANCHES UNIT 1-F PARCEL 1  
 (PORTION) PARCEL 1-B PER RS 08/097 CONT 40.16 ACRES 202-71-001(202-71-001 A,B & C)

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2025	\$137.44	\$0.00	\$0.00	(\$137.44)	\$0.00
2024	\$131.42	\$0.00	\$0.00	(\$131.42)	\$0.00
2023	\$129.04	\$1.72	\$0.00	(\$130.76)	\$0.00
2022	\$123.88	\$0.00	\$0.00	(\$123.88)	\$0.00
2021	\$134.76	\$3.59	\$0.00	(\$138.35)	\$0.00
2020	\$122.84	\$21.29	\$16.14	(\$160.27)	\$0.00
2019	\$112.42	\$0.00	\$0.00	(\$112.42)	\$0.00
2018	\$140.04	\$0.00	\$0.00	(\$140.04)	\$0.00
2017	\$137.40	\$0.00	\$0.00	(\$137.40)	\$0.00
2016	\$140.22	\$0.00	\$0.00	(\$140.22)	\$0.00
Total Tax Charge					\$0.00
<b>Lien</b>					
2020 Lien: 2022-341554	\$160.27	\$0.00	\$0.00	(\$160.27)	\$0.00
2020	\$0.00	\$0.00	\$25.00	(\$25.00)	\$0.00
Total Lien					\$0.00
<b>GRAND TOTAL</b>					<b>\$0.00</b>
<b>Grand Total Due as of 03/13/2026</b>					<b>\$0.00</b>

Tax Billed at 2025 Rates for Tax Area 300 - 300

Authority	Tax Rate	Amount	Values	Actual	Assessed
MOHAVE COUNTY	0.0181470000	\$32.99	AG/VACANT	\$12,122	\$1,818
HACKBERRY ELEM SD #3	0.0329660000	\$59.93	LAND/NON-PROFIT-		
HACKBERRY SD #3 LOCAL AID F	0.0052140000	\$9.48	REALPROPERTY		
MOHAVE COMMUNITY COLLEGE	0.0107600000	\$19.56	AND IMPROVEME		
			NTS		
Taxes Billed 2025	0.0670870000	\$121.96	Total	\$12,122	\$1,818

Tax Billed at 2025 Rates for Tax Area 300 - 300

Authority	Tax Rate	Amount	Values	Actual	Assessed
FIRE DIST ASSIST FUND	0.0010000000	\$1.82	AG/VACANT	\$78,171	\$11,726
MOHAVE COUNTY LIBRARY DISTR	0.0021480000	\$3.90	LAND/NON-PROFIT-		
MO CO TV CID	0.0003630000	\$0.66	REALPROPERTY		
			AND IMPROVEME		
			NTS		
Taxes Billed 2025	0.0035110000	\$6.38	Total	\$78,171	\$11,726

Tax Billed at 2025 Rates for Tax Area 300 - 300

Authority	Tax Rate	Amount	Values	Actual	Assessed
MOHAVE COUNTY FLOOD CONTROL	0.0050000000	\$9.10	Total	\$0	\$0
Taxes Billed 2025	0.0050000000	\$9.10			



**Make payment to:**  
**Mohave County Treasury**  
**PO Box 712**  
**Kingman AZ 86402**  
**(928) 753-0737**

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Statement of Taxes Due Mohave County Treasury



**Make payment to:**  
**Mohave County Treasury**  
**PO Box 712**  
**Kingman AZ 86402**  
**(928) 753-0737**

Account Number R0120207  
 Assessed To

Parcel 25408001C  
 MENKIN RICHARD  
 PO BOX 243  
 CHEYENNE, WY 82003

**Legal Description**

**Situs Address**

Section: 31 Township: 20N Range: 11W FORT ROCK RANCHES UNIT 1-F POR OF PARCEL 1  
 KNOWN AS PARCEL 1-C PER RECORD OF SURVEY BK 8 PG 97 CONT 40.14 ACRES 202-71-  
 001(202-71-001 A,B & C)

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2025	\$137.52	\$0.00	\$0.00	(\$137.52)	\$0.00
2024	\$131.42	\$0.00	\$0.00	(\$131.42)	\$0.00
2023	\$129.12	\$1.72	\$0.00	(\$130.84)	\$0.00
2022	\$123.88	\$0.00	\$0.00	(\$123.88)	\$0.00
2021	\$134.76	\$3.59	\$0.00	(\$138.35)	\$0.00
2020	\$122.84	\$8.19	\$15.00	(\$146.03)	\$0.00
2019	\$112.42	\$0.00	\$0.00	(\$112.42)	\$0.00
2018	\$140.12	\$0.00	\$0.00	(\$140.12)	\$0.00
2017	\$137.50	\$0.00	\$0.00	(\$137.50)	\$0.00
2016	\$140.22	\$0.00	\$0.00	(\$140.22)	\$0.00
Total Tax Charge					\$0.00
<b>Lien</b>					
2020 Lien: 2022-338451	\$84.61	\$0.00	\$0.00	(\$84.61)	\$0.00
2020	\$0.00	\$0.00	\$25.00	(\$25.00)	\$0.00
Total Lien					\$0.00
<b>GRAND TOTAL</b>					<b>\$0.00</b>
<b>Grand Total Due as of 03/13/2026</b>					<b>\$0.00</b>

Tax Billed at 2025 Rates for Tax Area 300 - 300

Authority	Tax Rate	Amount	Values	Actual	Assessed
MOHAVE COUNTY	0.0181470000	\$33.02	AG/VACANT	\$12,125	\$1,819
HACKBERRY ELEM SD #3	0.0329660000	\$59.97	LAND/NON-PROFIT-		
HACKBERRY SD #3 LOCAL AID F	0.0052140000	\$9.48	REALPROPERTY		
MOHAVE COMMUNITY COLLEGE	0.0107600000	\$19.57	AND IMPROVEME		
			NTS		
Taxes Billed 2025	0.0670870000	\$122.04	Total	\$12,125	\$1,819

Tax Billed at 2025 Rates for Tax Area 300 - 300

Authority	Tax Rate	Amount	Values	Actual	Assessed
FIRE DIST ASSIST FUND	0.0010000000	\$1.82	AG/VACANT	\$78,182	\$11,727
MOHAVE COUNTY LIBRARY DISTR	0.0021480000	\$3.90	LAND/NON-PROFIT-		
MO CO TV CID	0.0003630000	\$0.66	REALPROPERTY		
			AND IMPROVEME		
			NTS		
Taxes Billed 2025	0.0035110000	\$6.38	Total	\$78,182	\$11,727

Tax Billed at 2025 Rates for Tax Area 300 - 300

Authority	Tax Rate	Amount	Values	Actual	Assessed
MOHAVE COUNTY FLOOD CONTROL	0.0050000000	\$9.10	Total	\$0	\$0
Taxes Billed 2025	0.0050000000	\$9.10			



**Make payment to:**  
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Statement of Taxes Due Mohave County Treasury