

Official Record

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THOMAS M BURNS LTD

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$43.00 Page 1 of 5
RPTT: Recorded By: LB
Book- 231 Page- 0682

APN# 003-093-03



RECORDING BY:

NAME: THOMAS M. BURNS, LTD.

ADDRESS: 912 N. EASTERN AVE.

CITY / STATE / ZIP: LV, NV 89101

DECREE OF DIVORCE

(Title of Document)

Please complete the cover page, check one of the following and sign below.

I the undersigned hereby affirm that this document submitted for recording does not contain a social security number

OR

I the undersigned hereby affirm that this document submitted for recording contains a social security number of a person as required by law: _____
(Law)

C. Sherman

SIGNATURE

ASSISTANT

TITLE

This page is added to provide additional information required by NRS 111.312 Section 1-2.

(Additional recording fees applies)

This cover page must be typed or printed.



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DECD
THOMAS M. BURNS, ESQ.
THOMAS M. BURNS, LTD.
State Bar No. 757
912 N. Eastern Avenue
Las Vegas, Nevada 89101
(702) 649-4276

Attorney for Plaintiff

DISTRICT COURT

CLARK COUNTY, NEVADA

MARSHA TRUAX,)
)
Plaintiff,)
)
vs.)
)
TERENCE R. TRUAX,)
)
Defendant.)
_____)

Case No.: *De* B 365320
Dept. No.: H
Date of hearing: 5/2/07
Time of hearing: 9:00 am

FILED
May 16 2 59 PM '07
Clerk
CLERK OF THE COURT

DECREE OF DIVORCE

This matter coming on regularly before the above-entitled Court, the Plaintiff, MARSHA TRUAX, appearing in person and with her attorney, THOMAS M. BURNS, ESQ., of the law firm of THOMAS M. BURNS, LTD., and it appearing to the Court that the Defendant having failed to answer, or otherwise plead herein, although duly and regularly served with a copy of the Complaint attached to a copy of the Summons issue herein, November 30, 2006, in the County of Lincoln, State of Nevada;

That more than twenty (20) days, exclusive of the last day of service of complaint and summons, has expired since said service upon the Defendant and the Defendant having failed to appear or answer the Complaint or otherwise plead within the time allowed by law, and no extension of time having been secured by Defendant for answering said Complaint; the default of the Defendant having been duly and regularly entered on February 15, 2007;

The order of this Court having heretofore been made and filed herein, and the Court being fully advised in the premises, finds:

That the Court has complete jurisdiction in the premises, both as to the subject matter

Thomas M. Burns, LTD.
Attorney at Law
912 N. Eastern Ave.
Las Vegas, NV 89101

CC 5/23/07



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thereof as well as the parties thereto;

That the Plaintiff is, and has been, an actual and bona fide resident of Clark County, Nevada, and has been actually domiciled therein for more than six weeks immediately preceding the commencement of this action; that there are no minor children nor adopted children of this marriage and that to the best knowledge of the Plaintiff, she is not pregnant.

That Plaintiff is entitled to a Decree of Divorce from the Defendant on the ground as set forth in Plaintiff's Complaint, and that Findings of Fact, Conclusions of Law and Written Notice of Entry of Judgment have been waived by the Defendant herein by his failure to appear or otherwise plead;

THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the bonds of matrimony now and heretofore existing between the Plaintiff and Defendant be, and the same are hereby granted to the Plaintiff, and each of the parties hereto is hereby restored to the status of a single, unmarried person.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that parties are required to provide their social security numbers on a separate form to the Court and to the Welfare Division of the Department of Human Resources within ten days from the date this Decree is filed pursuant to NRS 125.130. Such information shall be maintained by the Clerk in a confidential manner and not part of the public record.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that, any property not expressly listed in this Decree held jointly or in any other fashion shall be held as tenants in common. Any joint tenancy shall be deemed severed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the parties have a community interest of approximately \$108,000.00 in the property located at 640 Dixon Street, Caliente, Nevada, legally described as:

- Parcel number 003-093-03
- Lots 5 and 6 of Block 43 and 11.27' ADJ.

That this property shall be sold or refinanced within a reasonable period of time from the filing of this Decree and that the Plaintiff be paid \$54,000 from the proceeds from said sale or refinance.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff be awarded as her sole and separate property the following:

Thomas M. Burns, LTD,
Attorney at Law
912 N. Eastern Ave.
Las Vegas, NV 89101

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Attorney at Law
912 N. Eastern Ave.
Las Vegas, NV 89101

- 1979 Canyon Crest Mobile Home, Serial Number 915418 in Las Vegas, located at 6104 Rocky Mountain Ave., Las Vegas, Nevada including all household fixtures and furnishings
- Any and all personal property in her possession
- 1995 Honda Accord, VIN # HGCE666XSA014936
- Survivor benefits under Terrance Truax's PERS retirement

From the Caliente property, the following:

- Tony's books
- Telescope
- Ron's walker and bath chair
- Television
- Christmas décor
- Antiques from yard
- Any and all personal property

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendant be awarded as his sole and separate property the following:

- Real property located in Utah
- Silverado Truck
- Camper
- Caliente property household fixtures and furnishings not awarded to the Plaintiff
- Any and all personal property in his possession not awarded to the Plaintiff

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff shall assume, discharge, and forever hold Defendant harmless from the following debts and obligations:

- Any and all debts in her name only.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendant shall assume, discharge, and forever hold Plaintiff harmless from the following debts and obligations:

- Any and all debts in his name only.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Defendant shall pay to the Plaintiff, Marsha Truax, the sum of \$400 per month as and for spousal support until her death or remarriage.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the parties shall execute any and all instruments that may be required in order to effectuate the transfer of any and



1 all interest which either party may have in and to property of the other as specified in this decree
2 and to do any other act or sign any other documents reasonable necessary for the consummation,
3 effectuation or implementation of this decree. Should either party fail to execute any such
4 documents, then this Order shall constitute a full transfer of the interest of one to the other as herein
5 provided.

6 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that each Party puts the
7 other on Notice that they may be forced to file bankruptcy due to financial circumstances.

8 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that MARSHA TRUAX
9 shall retain her married name.

10 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that any wills currently in
11 force of either party is revoked pursuant to N.R.S. 133.115 **Revocation of provisions in favor of**
12 **former spouse on divorce or annulment; exceptions.** Divorce or annulment of the marriage of
13 the testator revokes every devise, beneficial interest or designation to serve as personal
14 representative given to the testator's former spouse in a will executed before the entry of the decree
15 of divorce or annulment unless otherwise;

16 1. Provided in a property or separation agreement which is approved by the court in the
17 divorce or annulment proceedings; or

18 2. Ordered by the court in the divorce or annulment proceedings, and the will takes
19 effect in the same manner as if the former spouse had died before the testator.

20 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** That the beneficiary
21 clause of any life insurance policies of either party naming the other as the recipient of insurance
22 proceeds be modified to delete any such designation. Should the party owning any such policy
23 fail to designate another beneficiary then, in that event the beneficiary shall be the owner's estate.

24 **DATED AND DONE** this 16th day of May, 2007.

25 **T. ARTHUR RITCHIE, JR.**

26 DISTRICT COURT JUDGE

27 CLERK OF COURT

28 May 16 3 07 PM '07

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE DOCUMENT ON FILE

Submitted by:
THOMAS M. BURNS, LTD.

THOMAS M. BURNS, ESQ.

Thomas M. Burns, LTD.
Attorney at Law
912 N. Eastern Ave.
Las Vegas, NV 89101