

Official Record

Recording requested By
IVIE B DONOHUE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00

Page 1 of 5

RPTT:

Recorded By: LB

Book- 258

Page- 0315



0136450

APN 06-241-48

APN _____

APN _____

DECREE Quieting Title

Title of Document

Affirmation Statement

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number of any person or persons. (Per NRS 239B.030)

____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number of a person or persons as required by law: _____
(State specific law)

[Signature] _____
Signature Title Attorney

Dylan V. Fremur, Esq.
Signature

9/14/2010
Date

Grantees address and mail tax statement:

Owen and Ivie Donohue
P.O. Box 404
Pioche, Nevada 89043



1 Case No.: CV-0722010

2 Dept. No.: 1

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**IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,
IN AND FOR THE COUNTY OF LINCOLN**

OWEN L. DONOHUE and IVIE B.
DONOHUE, husband and wife as joint tenants,)

Plaintiffs,)

vs.)

N.K. CHAMBERLAIN, deceased, and his
successors in interest; EUGENE WYMAN, aka
E. WYMAN, deceased, and his successors in
interest; JOSEPH EISENMANN, deceased, and
his successors in interest; GEORGE B.
WARREN, deceased, and his successors in
interest; HENRY L. WARREN, deceased, and
his successors in interest; A.S. THOMPSON,
deceased, and his successors in interest; JAMES
NESBITT, deceased, and his successors in
interest; MARGARET JANE NESBITT,
deceased, and her successors in interest; JAMES
NESBITT, deceased, and his successors in
interest; ROBERT NESBITT, deceased, and his
successors in interest; JOHN NESBITT,
deceased, and his successors in interest;
SAMUEL NESBITT, deceased and his
successors in interest; GEORGE NESBITT,
deceased, and his successors in interest;
SAMUEL HOLLINGER, deceased, and his
successors in interest; ROBERT FRANCIS,
deceased, and his successors in interest;
WILLIAM HOLLINGER, deceased, and his
successors in interest; EDWIN LYTLE,
deceased, and his successors in interest; AMY
DAMERON, deceased, and her successors in
interest; MAGGIE WARREN, deceased, and her)

DECREE QUIETING TITLE

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ATTORNEY AT LAW
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successors in interest; FRANCES HOLLINGER,)
1 deceased, and her successors in interest; ROY)
2 LYTLE, deceased, and his successors in interest;)
3 EDITH EMPEY LYTLE, deceased, and her)
4 successors in interest, GORDON H. LYTLE,)
5 deceased, and his successors in interest; LARUE)
6 LYTLE WALKER, individually, and her)
7 successors in interest; KENNETH E. LYTLE,)
8 individually, and his successors in interest;)
9 EAGLE VALLEY IRRIGATION COMPANY, a)
10 Nevada domestic corporation; and DOE I)
11 through DOE X; together with each and every)
12 one and all of the unknown heirs of each and)
13 every one of the above-named Defendants, their)
14 last known addresses being Lincoln County,)
15 Nevada, unless otherwise stated herein; also all)
16 other persons unknown claiming any right, title,)
17 estate, lien or interest in the real property)
18 described in the complaint adverse to Plaintiffs')
19 ownership, or any cloud upon Plaintiffs' title)
20 thereto,

Defendants.

This cause coming on regularly to be heard on this 10th day of September, 2010,
before the above-entitled Court, sitting without a jury, the HONORABLE STEVE L.
DOBRESCU, District Judge, presiding; the Plaintiffs being represented in Court by DYLAN V.
FREHNER, Esq., their attorney; said action having been dismissed as to all fictitious Defendants
designated by the names DOES I through X;

WHEREAS, IT APPEARS AND THE COURT FINDS:

That all unknown heirs and Defendants were served by publication on July 22, 2010,
through August 12, 2010;

That RANDY LYTLE, Trustee of the GORDON R. LYTLE and BETTY J. LYTLE
REVOCABLE FAMILY TRUST; and LARUE LYTLE WALKER VAN AUSDAL; and
KENNETH E. LYTLE and DONNA LYTLE, husband and wife; and EAGLE VALLEY
IRRIGATION COMPANY, a Nevada domestic corporation, executed Disclaimers of Title to the
real property;

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1 That the time within which said Defendants were required to appear and plead herein has
2 expired; that they have not appeared herein; that no answer, motion or other pleading has been
3 served or filed herein; and

4 WHEREAS, the Court has read the affidavit of OWEN L. DONOHUE outlining the
5 allegations of said Complaint respecting ownership and possession of real property described in
6 said Complaint; and the Court being satisfied that the allegations of the Complaint are true and
7 that the relief asked for should be granted; therefore, on motion of DYLAN V. FREHNER, Esq.,
8 attorney for Plaintiffs,

9 IT IS SO ORDERED, ADJUDGED AND DECREED:

10 1. That Plaintiffs own in fee simple, as joint tenants with the right of survivorship,
11 and are entitled to the quiet and peaceful possession of that certain parcel of land situated in the
12 County of Lincoln, State of Nevada, and described as follows, to-wit:

13 Area Eleven (11) located in the SE1/4SE1/4NW1/4SE1/4 and the
14 SW1/4SW1/4NE1/4SE1/4 Section 34, T. 2 N., R. 69 E., M.D.M. in the Settlement of
15 Ursine, Lincoln County, Nevada as shown on the Record of Survey Map, File No.
16 0134086, Plat Book C at Page 0487 of Lincoln County, Nevada, Records and more
particularly described as follows:

17 Beginning at a point* on the northeast corner of said Area 11 from which the southwest
18 corner of said Section 35 bears S 71°03'24" W 4259.35';
19 Thence S 18°45'12" E 7.16'*;
20 Thence a tangent curve concave northwesterly with a Delta 78°14'04", Radius 85.84' and
21 Arc length 117.22'*;
22 Thence N 69°44'33" W 196.84' on the fence line*;
23 Thence N 24°31'35" E 94.44'*;
24 Thence S 67°38'18" E 265.70' to the point of beginning,
25 Containing 22,548 square feet more or less.
26 The basis of bearings is the east line of the SE quarter of said Section 35, T. 2 N., R. 69
27 E., M.D.M. given in the Bur. Of Land Management Dependent resurvey as N 01°01' W.
28 * = at or to a #5 rebar with plastic cap stamped L SMITH PLS 12751.

ASSESSOR'S PARCEL NUMBER: 06-241-48.

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2. That Plaintiffs' title to said real property is hereby forever quieted against any and all claims or demands of the Defendants, and all other persons unknown claiming any right, title, estate, lien or interest in the real property;

3. That Defendants and any person claiming under them are permanently enjoined and restrained from asserting any claim or interest in or to said real property or any part thereof.

DATED this 10th day of September, 2010.

15/Steve L. Dobrescu
DISTRICT JUDGE

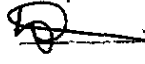
Respectfully submitted:


DYLAN V. FREHNER, ESQ.
P.O. Box 617
Pioche, Nevada 89043
Attorney for the Plaintiffs

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County Clerk's Office
Nevada

In witness whereof, I have hereunto set my hand and affixed the seal of the
Seventh Judicial District Court in and for the County of Lincoln,
Nevada, this 13th day of September 2010.


Clerk

Deputy Clerk