

Official Record

Recording requested By
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$20.00

Page 1 of 7

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Book- 258

Page- 0341



0136456

APN 06-241-41

APN 06-241-32

APN 06-241-40

APN 06-241-42

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. Frehner, Esq.
Signature

9/14/2010
Date

Grantees address and mail tax statement:

Randy Little Trustee of Gordon F. Little
Patty J. Little Revocable Family Trust
HC 74 Box 240, Pioche, NV 89093



1 Case No.: CV-0719010
2 Dept. No.: 1

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

7 *****

8 GORDON R. LYTLE and BETTY J. LYTLE)
9 REVOCABLE FAMILY TRUST, U/A/D of)
10 September 7, 1993, and RANDY LYTLE,)
11 Trustee of the GORDON R. LYTLE and)
12 BETTY J. LYTLE REVOCABLE FAMILY)
13 TRUST,)

DECREE QUIETING TITLE

14 Plaintiffs,

15 vs.

16 N.K. CHAMBERLAIN, deceased, and his)
17 successors in interest; EUGENE WYMAN, aka)
18 E. WYMAN, deceased, and his successors in)
19 interest; JOSEPH EISENMANN, deceased, and)
20 his successors in interest; GEORGE B.)
21 WARREN, deceased, and his successors in)
22 interest; HENRY L. WARREN, deceased, and)
23 his successors in interest; A.S. THOMPSON,)
24 deceased, and his successors in interest; JAMES)
25 NESBITT, deceased, and his successors in)
26 interest; MARGARET JANE NESBITT,)
27 deceased, and her successors in interest; JAMES)
28 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)

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

Defendants.

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

22 WHEREAS, IT APPEARS AND THE COURT FINDS:

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

25 That KENNETH E. LYTLE and DONNA LYTLE, husband and wife; and LARUE
26 LYTLE WALKER VAN AUSDAL; and EAGLE VALLEY IRRIGATION COMPANY, a
27 Nevada domestic corporation, executed Disclaimers of Title to the real property;



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 RANDY LYTLE, Trustee of the
5 GORDON R. LYTLE and BETTY J. LYTLE REVOCABLE FAMILY TRUST, outlining the
6 allegations of said Complaint respecting ownership and possession of real property described in
7 said Complaint; and the Court being satisfied that the allegations of the Complaint are true and
8 that the relief asked for should be granted; therefore, on motion of DYLAN V. FREHNER, Esq.,
9 attorney for Plaintiffs,

10 IT IS SO ORDERED, ADJUDGED AND DECREED:

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

14 PARCEL 1:
15 Area One (1) located in the NE1/4SE1/4NW1/4SE1/4 and NW1/4SW1/4NE1/4SE1/4
16 Section 35, T. 2 N., R. 69 E., M.D.M. in the Settlement of Ursine, Lincoln County,
17 Nevada as shown on the Record of Survey, File No. 0134086, Plat Book C at Page 0487
18 of Lincoln County, Nevada Records and more particularly described as follows:

19 Beginning at a point* on the east side of Main Street at the southwest corner of said Area
20 1, from which the southwest corner of said Section 35 bears S 63°17'42" W 4276.54';
21 Thence N 18°27'27" E 40.30'*;
22 Thence S 76°38'43" E 98.55'*;
23 Thence S 21° 36'23" E 66.40'*;
24 Thence N 70°49'47" W 140.91' to the point of beginning
25 Containing 5520 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: 06-241-41

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28 ///

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PARCEL 2:

Area Five (5) located in the NE1/4SE1/4NW1/4SE1/4 and the SE1/4SE1/4NW1/4SE1/4 Section 35, T. 2 N., R. 69 E., M.D.M. in the Settlement of Ursine, Lincoln County, Nevada as shown on the Record of Survey, File No. 0134086, Plat Book C at Page 0487 of Lincoln County, Nevada Records and more particularly described as follows:

Beginning at a point* on the east side of Main Street at the northwest corner of said Area 5 from which the southwest corner of said Section 35 bears S 65°31'58" W 4117.97';
Thence S 71°10'02" E 101.93'*;
Thence S 18°40'58" W 108.09'*;
Thence N 65°51'45" W 102.00'*;
Thence N 18°27'27" E on Main Street to the point of beginning
Containing 10,515 square feet more or less.

The basis of bearings is the east line of the SE quarter of said Section 35, T. 2 N., R. 69 E., M.D.M. given in the Bur. Of Land Management Dependent resurvey as N 01°01' W.

*=at or to a #5 rebar with plastic cap stamped L SMITH PLS 12751.

ASSESSOR'S PARCEL NUMBER: 06-241-32

PARCEL 3:

Lot Six (6) located in the NE1/4SE1/4NW1/4SE1/4, the NW1/4SW1/4NE1/4SE1/4, SW1/4SW1/4NE1/4SE1/4, and the SE1/4SE1/4NW1/4SE1/4 Section 35, T. 2 N., R. 69 E., M.D.M. in the Settlement of Ursine, Lincoln County, Nevada as shown on the Record of Survey, File No. 0134086, Plat Book C at Page 0487 of Lincoln County, Nevada Records and more particularly described as follows:

Beginning at a point* on the northeast corner of said Lot 6 from which the southwest corner of said Section 35 bears S 67°34'49" W 4296.64';
Thence S 29°39'09" E 20.58'*;
Thence S 21°21'21" W 112.24';
Thence N 67°47'42" W 100.15'*;
Thence N 67°48'54" W 29.20'*;
Thence N 65°51'45" W 12.51'*;
Thence N 18°40'58" E 108.09'*;
Thence S 69°19'51" E 18.00'*;
Thence S 75°57'44" E 113.80' to the point of beginning
Containing 16,767 square feet more or less.

The basis of bearings is the east line of the SE quarter of said Section 35, T. 2 N., R. 69 E., M.D.M. given in the Bur. Of Land Management Dependent Resurvey as N 01°01' W.

*=at or to a #5 rebar with plastic cap stamped L SMITH PLS 12751.

ASSESSOR'S PARCEL NUMBER: 06-241-40

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PARCEL 4:
 Area Seven (7) located in the SW1/4SW1/4NE1/4SE1/4 Section 35, T. 2 N., R. 69 E.,
 M.D.M. in the Settlement of Ursine, Lincoln County, Nevada as shown on the Record of
 Survey, File No. 0134086, Plat Book C at Page 0487 of Lincoln County, Nevada
 Records and more particularly described as follows:

Beginning at a point* on the northwest corner of said Area 7 from which the southwest
 corner of said Section 35 bears S 67°34'49" W 4296.64';
 Thence S 89°53'15" E 243.82' on the 1/256th line* to the 1/256th corner;
 Thence S 01°06'39" E 303.03' on the 1/256th line to the 1/16th line*;
 Thence N 89°52'45" W 327.00' on the 1/16th line to the 1/16th corner;
 Thence N 01°08'32" W 33.35' on the 1/64th line;
 Thence S 69°44'31" E 36.22' to a tangent curve;
 Thence on a curve concave northwesterly, Delta 78°14'04", Radius 85.84' and Arc length
 of 117.22'*;
 Thence N 18°45'12" E 97.16'*;
 Thence N 67°27'30" W 126.04' to a fence corner;
 Thence N 21°21'21" E 112.24'*;
 Thence N 29°39'03" W 20.58' to the point of beginning
 Containing 74,841 square feet (1.72 acres) more or less.

The basis of bearings is the east line of the SE quarter of said Section 35, T. 2 N., R. 69
 E., M.D.M. given in the Bur. Of Land Management Dependent resurvey as N 01°01' W.

*=at or to a #5 rebar with plastic cap stamped L SMITH PLS 12751.

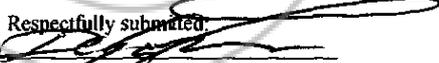
ASSESSOR'S PARCEL NUMBER: 06-241-42

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 517
 Pioche, Nevada 89043
 Attorney for the Plaintiffs

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Certification of Copy

**STATE OF NEVADA,
COUNTY OF LINCOLN,**

I, LISA C. LLOYD, the duly elected, qualifying and acting Clerk of Lincoln County, in the State of Nevada, and Ex-Officio Clerk of the District Court, do hereby certify that the forgoing is a true, full and correct copy of the original:

Decree Quieting Title

Gordon R. Lytle and Betty J. Lytle, ET AL)
vs.)
N.K. Chamberlain, deceased, and his)
Successors in interest, ET AL)
)

D.C. CASE CV 0719010

IN WITNESS THEREOF, I have hereunto set my hand and Affixed seal of the Court at my office, Pioche, Nevada, this 13th day of September 2010 A.D.

Lisa C. Lloyd, CLERK