

Official Record

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DYLAN FREHNER

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$19.00 Page 1 of 6
RPTT: Recorded By: AE
Book- 258 Page- 0348

APN 06-241-29

APN 06-241-45

APN _____



0136457

DECRET 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

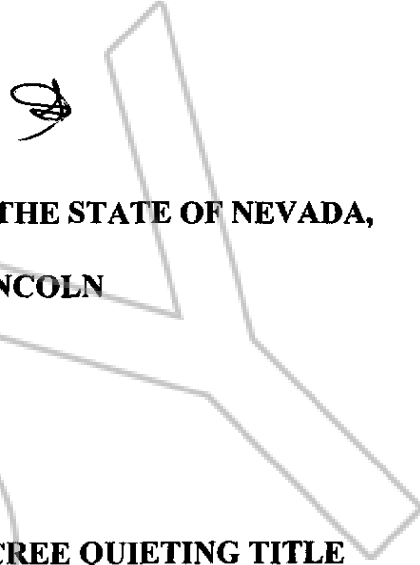
Grantees address and mail tax statement:

Kenneth and Donna Lytle
HC 74 Box 245
Doche Nevada 89043

1 Case No.: CV-0723010

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**

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9 KENNETH E. LYTLE and DONNA B. LYTLE,)
10 Trustee of the KENNETH E. LYTLE and)
11 DONNA B. LYTLE LIVING TRUST dated)
12 November 21, 1991,)

DECREE QUIETING TITLE

11 Plaintiffs,

12 vs.

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

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

Defendants.

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

WHEREAS, IT APPEARS AND THE COURT FINDS:

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

23 That LARUE LYTLE WALKER VAN AUSDAL and RANDY LYTLE, Trustee of the
 24 GORDON R. LYTLE and BETTY J. LYTLE REVOCABLE FAMILY TRUST, and EAGLE
 25 VALLEY IRRIGATION COMPANY, a Nevada domestic corporation, executed Disclaimers of
 26 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 KENNETH E. LYTLE 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 and are entitled to the quiet and peaceful
11 possession of that certain parcel of land situated in the County of Lincoln, State of Nevada, and
12 described as follows, to-wit:

13 PARCEL 1:

14 Area Four (4) located in the NE1/4SE/14N21/4SE1/4 Section 35, T. 2 N., R. 69 E.,
15 M.D.M. in the Settlement of Ursine, Lincoln County, Nevada as shown on the Record of
16 Survey, File No. 0134086, Plat Book C at Page 0487 of Lincoln County, Nevada Records
17 and more particularly described as follows:

18 Beginning at a point* on the east side of Main Street at the southwest corner of said
19 Area 4 from which the southwest corner of said Section 35 bears S 65°29'58" W
20 4117.97';
21 Thence N 18°27'27" E 63.27'*;
22 Thence S 69°19'51" E 120.00'*;
23 Thence S 18°27'27" W 60.00'*;
24 Thence N 69°19'51" W 18.00'*;
25 Thence N 71° 10'02" W 101.93' to Main Street and the point of beginning
26 Containing 7361 square feet more or less.

27 The basis of bearings is the east line of the SE quarter of said Section 35, T. 2 N., R. 69
28 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: 06-241-29

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PARCEL 2:

Area Two (2) located in the NE1/4SE1/4N21/4SE1/4 and the NW1/4SW1/4NE1/4SE1/4 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 east side of Main Street at the northwest corner of said Area 2 from which the southwest corner of said Section 35 bears S 63°17'42" W 4276.54';

Thence S 70°49'47" E 140.91'*;

Thence N 21°36'23" W 66.40'*;

Thence N 55°06'24" W 54.66' to the sixtyfourth line*;

Thence S 89°53'49" E 235.46 along the sixtyfourthline and 1/256th section corner*;

Thence S 01°06'39" E 330.03' along the 1/256th line to a 1/256th section corner*;

Thence N 89°53'15" W 243.82' along the 1/256th line*;

Thence N 75°57'44" W 113.80'*;

Thence N 18°27'27" E 60.00'*;

Thence N 69°19'51" W 120.00'*;

Thence N 18°27'27" E 39.18' along Main Street*;

Thence S 71°59'53" E 103.28'*;

Thence N 37°47'50" E 93.96'*;

Thence N 71°44'35" W 134.40'*;

Thence N 18°27'27" E 36.59' to the point of beginning

Containing 108,715 square feet (2.50) 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: 06-241-45

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.

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DATED this 16th day of September, 2010.

s/ Steve L. Dobrosch
DISTRICT JUDGE

Respectfully submitted:


DYLAN V. FREHNER, ESQ.
P.O. Box 517
Pioche, Nevada 89043
Attorney for the Plaintiffs

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This document to which this certificate is attached is a full, true and correct copy of the original, on file and record in the County Clerks Office, Pioche 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, State of Nevada, this 16th day of September 20 10



Clerk

Deputy Clerk