

Official Record

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RONDA HORNBECK

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$18.00

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Book- 258

Page- 0385



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APN 06-241-216

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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

Dennis V. Frenkel, Esq.  
Signature

9/14/2010  
Date

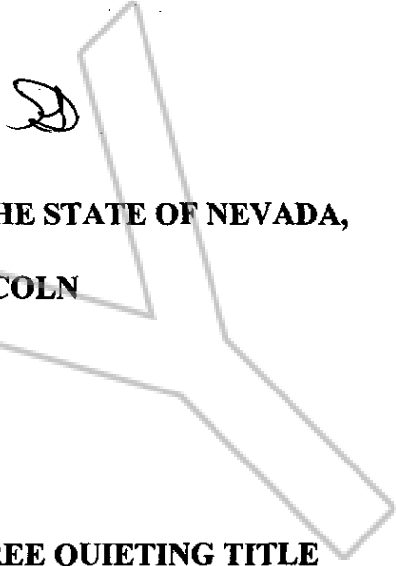
Grantees address and mail tax statement:

SHANNON Hammond  
HC 74 Box 235  
Piute Nevada 89043

1 Case No.: CV-0720010

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 SHANNON HAMMOND, as her sole and  
10 separate property,

11 Plaintiff,

**DECREE QUIETING TITLE**

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  
DAMERON, deceased, and her successors in  
interest; MAGGIE WARREN, deceased, and her

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

Defendants.

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

27 WHEREAS, IT APPEARS AND THE COURT FINDS:

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

WHEREAS, the Court has read the affidavit of SHANNON HAMMOND outlining the allegations of said Complaint respecting ownership and possession of real property described in said Complaint; and the Court being satisfied that the allegations of the Complaint are true and that the relief asked for should be granted; therefore, on motion of DYLAN V. FREHNER, Esq., attorney for Plaintiff,

IT IS SO ORDERED, ADJUDGED AND DECREED:

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

Area Eight (8) located in 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 Map, 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 southwest corner of said Area 8 on Main Street from which the southwest corner of said Section 35 bears S 67°15'16" W 4007.78';  
Thence S 66°17'06" E 125.11' on the fence line\*;  
Thence N 18°27'27" E 65.22'\*;  
Thence N 67°48'54" W 10.66' on the fence line\*;  
Thence N 65°51'45" W 114.51' on the fence line\*;  
Thence S 18°27'27" W 65.78' to the point of beginning.  
Containing 7495 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: 06-241-26.

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2. That Plaintiff's 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 10<sup>th</sup> day of September, 2010.

/s/ Steve L. Dobrescu  
DISTRICT JUDGE

Respectfully submitted:

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

DYLAN V. FREHNER

ATTORNEY AT LAW

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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 13<sup>th</sup> day of September 2010

Clerk

Deputy Clerk