

Official Record

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DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee \$18.00

Page 1 of 5

RPTT

Recorded By LB

Book- 259 Page- 0492



0136748

APN 06-24-39

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 _____

DYLAN V. FREHNER
Signature _____

11/17/2010
Date

Grantees address and mail tax statement:

Lisa Lytle

HC 74 Box

Poche Nevada 89043



1 Case No.: CV-0834010

2 Dept. No.:

NOV 17 PM 2:13

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

LISA LYTLE, as her sole and separate property,)

Plaintiffs,)

vs.)

DECREE QUIETING TITLE

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
successors in interest; FRANCES HOLLINGER,)

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deceased, and her successors in interest; ROY
LYTLE, deceased, and his successors in interest;
EDITH EMPEY LYTLE, deceased, and her
successors in interest, GORDON H. LYTLE,
deceased, and his successors in interest; LARUE
LYTLE WALKER, individually, and her
successors in interest; KENNETH E. LYTLE,
individually, and his successors in interest;
EAGLE VALLEY IRRIGATION COMPANY, a
Nevada domestic corporation; and DOE I
through DOE X; together with each and every
one and all of the unknown heirs of each and
every one of the above-named Defendants, their
last known addresses being Lincoln County,
Nevada, unless otherwise stated herein; also all
other persons unknown claiming any right, title,
estate, lien or interest in the real property
described in the complaint adverse to Plaintiffs'
ownership, or any cloud upon Plaintiffs' title
thereto,

Defendants.

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This cause coming on regularly to be heard on this 17th day of November, 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 September 23,
2010, through October 14, 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;

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 LISA LYTLE outlining the allegations of
5 said Complaint respecting ownership and possession of real property described in said Complaint;
6 and the Court being satisfied that the allegations of the Complaint are true and that the relief
7 asked for should be granted; therefore, on motion of DYLAN V. FREHNER, Esq., attorney for
8 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
12 Nevada, and described as follows, to-wit:

13 Area 3 located in the NE1/4SE1/4NW1/4SE1/4 and the NW1/4SW1/4NE1/4SE1/4 of
14 Section 35, T. 2 N., R. 69 E., M.D.M. in the Settlement of Ursine, Lincoln County,
15 Nevada as shown on the Record of Survey, File No. 0134086, Plat Book C at Page 0487
16 of Lincoln County, Nevada Records and more particularly described as follows:

17 Beginning at a point* on the east side of Main Street at the northwest corner of said Area
18 3 from which the southwest corner of said Section 35 bears S 63°38'34" W 4250.67';
19 Thence S 71°44'35" E 134.40'*;
20 Thence S 37°47'50" W 93.97'*;
21 Thence N 71°59'53" W 103.28'*;
22 Thence N 18°27'27" E 89.01' along Main Street to the point of beginning
23 Containing 10,547 square feet more or less.

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

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

27 ASSESSOR'S PARCEL NUMBER: 06-241-39



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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 17th day of November, 2010.

/s/ Steve L. Dobrescu
DISTRICT JUDGE

Respectfully submitted:

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

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 recorded in the County Clerk's 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 Clark, Nevada, This 17th day of November, 2010.

Clerk
J Seewas

Deputy Clerk