

Official Record

Recording requested By
DYLAN FREHNER

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4
RPTT Recorded By AE
Book- 274 Page- 0420

APN 012-210-13

APN 012-220-07

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, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) 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, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____

(State specific law)

Dylan V. Frehner
Signature Title

Dylan V. Frehner
Print

10/02/12
Date

Grantees address and mail tax statement:

Wendy Griffin
1731 CARLOS DRIVE
LAS VEGAS, NEVADA 89123



1 Case No.: CV-0833012
2 Dept. No.: 1

2012 OCT -2 PM 1:17

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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 WENDY GRIFFIN and RUTH MATHEWS, as)
9 CO-ADMINISTRATORS of THE ESTATE OF)
10 WENDELL LEWIS MATHEWS aka, LEWIS)
11 WENDEL MATHEWS, aka WENDELL)
12 MATHEWS, and VIRGINIA MATHEWS)
13 LEWIS,)

DECREE QUIETING TITLE

12 Plaintiffs,

13 v.

14 ALLEN NELSON, deceased, and his successors)
15 in interest; DOE I through DOE X; together with)
16 each and every one and all of the unknown heirs)
17 of each and every one of the above-named)
18 Defendants, their last known addresses are)
19 unknown, unless otherwise stated herein; also all)
20 other persons unknown claiming any right, title,)
21 estate, lien or interest in the real property)
22 described in the complaint adverse to Plaintiffs')
23 ownership, or any cloud upon Plaintiffs' title)
24 thereto,)

25 Defendants.

26 This cause coming on regularly to be heard on this 28th day of September, 2012, before
27 the above-entitled Court, sitting without a jury, the HONORABLE STEVE L. DOBRESCU,
28 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;

///

DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Pioche, Nevada 89043
Telephone (775) 962-5533 - Facsimile (775) 549-9586



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WHEREAS, IT APPEARS AND THE COURT FINDS:

That all unknown heirs and Defendants were served by publication on August 17th, 2012, through September 7th, 2012;

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 WENDY GRIFFIN, RUTH MATHEWS, and VIRGINIA MATHEWS LEWIS 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 Plaintiffs,

IT IS SO ORDERED, ADJUDGED AND DECREED:

1. That Plaintiffs 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:

PARCEL 1:
 Township 2 South Range 67 East, M.D.B. & M.
 Section 25: E ½ NE ¼
 Excepting Therefrom That Portion Conveyed For Railroad Right of Way;
 Also Excepting Therefrom That Portion Lying Northwesterly of Railroad Right of Way;
 Also Excepting Therefrom That Portion as Conveyed in Deed Recorded September 19, 1979 In Book 32, Page 496, As Instrument No. 65792

PARCEL 2:
 Township 2 South Range 68 East, M.D.B. & M.
 Section 19: Lot 4 aka SW ¼ SW ¼, SE ¼ SW ¼
 Section 30: Lots 1 and 2 aka W ½ NW ¼, NE ¼ NW ¼

ASSESSOR'S PARCEL NUMBERS: 012-210-13 and 012-220-07

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;

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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 1 day of OCTOBER 2012.

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 certification is attached is a true and correct copy of the original, on file and recorded in the public records of the Nevada.

I, witness whereof, I have hereunto set my hand and the seal of the County's Judicial Officer, Clerk in and for the County of Lincoln, Nevada, this 2 day of October, 2012.

Clerk

Deputy Clerk