

Official Record

Recording requested By  
DYLAN FREHNER, ATTORNEY AT LAW

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: LB

Book- 293 Page- 0089



APN 03-054-01

APN \_\_\_\_\_

APN \_\_\_\_\_

DECREE QUIETING TITLE

**Title of Document**

**Affirmation Statement**

X  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)

Signature

Title

Dylan V. Frehner, Esq.

Print

02/20/2015

Date

**Grantees address and mail tax statement:**

Dennis Carpenter and Linda Carpenter

8140 West Rosada Way

Las Vegas, Nevada 89149



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Case No.: CV-0618014

Dept. No.: 2

02/13/2015

W

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

\*\*\*\*\*

DENNIS J. CARPENTER  
and LINDA L. CARPENTER,  
husband and wife as joint tenants,

Plaintiffs,

vs.

GILBERT J. BEDIGAN, last known address  
being Stanislaus County, California, and his  
successors in interest, ERNEST RAYMOND  
HOCKING, aka, RAY HOCKING, deceased,  
and his successors in interest; NORMA MAY  
HOCKING, deceased, and her successors in  
interest, DOUGLAS HOCKING, and his  
successors in interest, MARGARET HOCKING,  
aka MARGARET RAMSEY, and her successors  
in interest, RAYLENE HOCKING, deceased,  
and her successors in interest, VIRGINIA  
HOCKING, deceased, and her successors in  
interest, and DOE V 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  
either in Lincoln County, Nevada, or unknown,  
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.

**DECREE QUIETING TITLE**

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



1 This cause coming on regularly to be heard on this 13<sup>th</sup> day of February, 2015,  
 2 before the above-entitled Court, sitting without a jury, the HONORABLE GARY D. FAIRMAN,  
 3 District Court Judge, presiding; the Plaintiffs being represented in Court by DYLAN V.  
 4 FREHNER, Esq., their attorney; said action having been dismissed as to all fictitious Defendants  
 5 designated by the names DOES I through X;

6 WHEREAS, IT APPEARS AND THE COURT FINDS:

7 That all unknown heirs and Defendants were served by publication on August 1, 2014  
 8 through August 22, 2014;

9 That Gilbert J. Bedigan, executed a Disclaimer of Title to the real property on file with the  
 10 Court;

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

14 WHEREAS, the Court has read the affidavit of DENNIS J. CARPENTER, outlining the  
 15 allegations of said Complaint respecting ownership and possession of real property described in  
 16 said Complaint; and the Court being satisfied that the allegations of the Complaint are true and  
 17 that the relief asked for should be granted; therefore, on motion of DYLAN V. FREHNER, Esq.,  
 18 attorney for Plaintiffs,

19 IT IS SO ORDERED, ADJUDGED AND DECREED:

20 1. That Plaintiffs own in fee simple, as joint tenants with the right of survivorship,  
 21 and are entitled to the quiet and peaceful possession of that certain parcel of land situated in the  
 22 County of Lincoln, State of Nevada, and described as follows, to-wit:

23 ASSESSOR'S PARCEL NUMBER: 03-054-01

24 All of Lots 19 and 20 and the Northerly 25 feet of Blocks 11, 12, 13, and 14 of Block 28,  
 25 North side addition to Caliente, Nevada.

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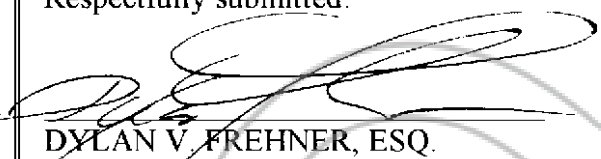
1 2. That Plaintiffs' title to said real property is hereby forever quieted against any and  
2 all claims or demands of Defendants, and all other persons unknown claiming any right, title,  
3 estate, lien or interest in the real property;

4 3. That Defendants and any person claiming under them are permanently enjoined  
5 and restrained from asserting any claim or interest in or to said real property or any part thereof.

6  
7 DATED this 18<sup>th</sup> day of February, 2015.

8  
9  
10 s/ Gary D. Fairman  
DISTRICT JUDGE

11  
12 Respectfully submitted:

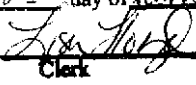
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15 DYLAN V. FREHNER, ESQ.  
16 P.O. Box 517  
17 Pioche, Nevada 89043  
18 *Attorney for the Plaintiffs*

DYLAN V. FREHNER  
ATTORNEY AT LAW  
A Professional Corporation  
P.O. Box 517  
Pioche Nevada 89043  
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19  
20  
21 This document to which this certificate is attached is a full, true and correct  
22 copy of the original, on file and recorded in the County Clerks Office, Pioche,  
Nevada.

23 In witness whereof, I have hereunto set my hand and affixed the seal of the  
24 Seventh Judicial District Court in and for the County of Lincoln, State of  
25 Nevada, This 18<sup>th</sup> day of February, 20, 15

26   
Clerk

27  
28 Deputy Clerk

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DYLAN FREHNER, ATTORNEY AT LAW

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00  
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- 1. Assessor Parcel Number(s)
  - a. 003-054-01
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

<ul style="list-style-type: none"> <li>a. <input checked="" type="checkbox"/> Vacant Land</li> <li>c. <input type="checkbox"/> Condo/Twnhse</li> <li>e. <input type="checkbox"/> Apt. Bldg</li> <li>g. <input type="checkbox"/> Agricultural</li> <li><input type="checkbox"/> Other</li> </ul>	<ul style="list-style-type: none"> <li>b. <input type="checkbox"/> Single Fam. Res.</li> <li>d. <input type="checkbox"/> 2-4 Plex</li> <li>f. <input type="checkbox"/> Comm'l/Ind'l</li> <li>h. <input type="checkbox"/> Mobile Home</li> </ul>
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FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ \_\_\_\_\_

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption per NRS 375.090, Section 3
  - b. Explain Reason for Exemption: Transfer of title recognizing true status of ownership

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

Signature *Dylan V. Frehner* Capacity: Agent for Grantor

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: 7th Jud Dist Ct of Nevada

Address: \_\_\_\_\_

City: West Rosada Way

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Dennis & Linda Carpenter

Address: P.O. Box 517

City: Pioche

State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Dylan V. Frehner, Esc Escrow # n/a

Address: P.O. Box 517

City: Pioche State: NV Zip: 89043