

APN 05-231-25

APN _____

APN _____



0146918

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 F. _____
Signature Title

Dylan Frehner _____
Print

3-9-15
Date

Grantees address and mail tax statement:

Michael & Brenda Donoho
P.O. Box 455
Ploche, Nevada 89043



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Case No.: CV-1238014

Dept. No.:

2015 MAR -3 PM 3:28

LLC [Signature]

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

MICHAEL DONOHO
and BRENDA DONOHO,
husband and wife as joint tenants,

Plaintiffs,

vs.

EUGENE ALFANO, deceased, and his
successors in interest; FLORENTINE ALFANO,
deceased, and her successors in interest, and
DOE III 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

This cause coming on regularly to be heard on this 3rd day of March, 2015,
before the above-entitled Court, sitting without a jury, the HONORABLE GARY D. FAIRMAN,
District Judge, presiding; the Plaintiffs being represented in Court by SHAIN G. MANUELE,
Esq., their attorney; said action having been dismissed as to all fictitious Defendants designated
by the names DOES III 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



WHEREAS, IT APPEARS AND THE COURT FINDS:

That all unknown heirs and Defendants were served by publication on January 9, 2015 through January 30, 2015;

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 MICHAEL DONOHO, 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 SHAIN G. MANUELE, Esq., attorney for Plaintiffs,

IT IS SO ORDERED, ADJUDGED AND DECREED:

1. That Plaintiffs own in fee simple, as joint tenants with the right of survivorship, 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:

The southeast quarter (SE1/4) of the Southeast quarter (SE1/4) of the southwest quarter (SW1/4) of Section 34, Township 5 North, Range 67 East of Mount Diablo Meridian, with the exception of the east 118.40 feet, which parcel is created by Parcel 3 of the Parcel Map recorded in Plat Book A at Page 324, Document # 95348 containing 8.126 acres more or less.

ASSESSOR'S PARCEL NUMBER: 05-231-25

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

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DYLAN V. FREHNER
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Pioche Nevada 89043
Telephone (775) 962-5333 Facsimile (775) 549-9586

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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 3rd day of March, 2015.

St. Gary D. Fairman
DISTRICT JUDGE

Respectfully submitted:

[Signature]

SHAIN G. MANUELE, ESQ.
P.O. Box 517
Pioche, Nevada 89043
Attorney for the Plaintiffs

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

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 Lincoln, State of Nevada, This 4th day of March 2015

[Signature]
Clerk
[Signature]
Deputy Clerk

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN FREHNER

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: HB RPTT:
Book- 293 Page- 0289

- 1. Assessor Parcel Number(s)
 - a. 05-231-25
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

<ul style="list-style-type: none"> a. <input type="checkbox"/> Vacant Land c. <input type="checkbox"/> Condo/Twnhse e. <input type="checkbox"/> Apt. Bldg g. <input type="checkbox"/> Agricultural <input type="checkbox"/> Other 	<ul style="list-style-type: none"> b. <input type="checkbox"/> Single Fam. Res. d. <input type="checkbox"/> 2-4 Plex f. <input type="checkbox"/> Comm'l/Ind'l h. <input type="checkbox"/> Mobile Home
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FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: NOTUAL PROPERTY 1/10 ACRE LESS

- 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 - Quiet title Action resulting in 1/10 acre less of assessed property

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 [Handwritten Signature] Capacity: Agent for Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: 7th Judicial District Court, NV
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Michael & Brenda Donoho
 Address: P.O. Box 455
 City: Pioche
 State: NV Zip: 89043

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

Print Name: Dylan V. Frehner, Esq
 Address: P.O. Box 517
 City: Pioche

Escrow # n/a
 State: NV Zip: 89043