

Official Record

Recording requested By  
DYLAN V. FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4

RPTT: \$60.45 Recorded By: AE

Book- 298 Page- 0142



0148281

APN 013-030-27

APN \_\_\_\_\_

APN \_\_\_\_\_

Decree Quiet 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)

Leslie Boucher Rec. to Dpt. Coy  
Signature Title

Heidi H. Hargrett Asst. to DVC, E. Coy  
Print

9/4/15  
Date

Grantees address and mail tax statement:

BT CATTLE LLC  
P.O. Box 749  
Caliente, NV 89008

1 Case No.: CV-0516015

2 Dept. No.: 2

2015 AUG 28 AM 9:36

LINCOLN COUNTY CLERK  
*[Signature]*

3  
4  
5 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,**  
6 **IN AND FOR THE COUNTY OF LINCOLN**

7 \*\*\*\*\*

8 3J CATTLE LLC,  
9 a Nevada limited liability company,

10 Plaintiffs,

**DECREE QUIETING TITLE**

11 vs.

12 CECELIA G. THOMPSON, deceased, and her  
13 successors in interest; DOE I through DOE X.;  
14 together with each and every one and all of the  
15 unknown heirs of each and every one of the  
16 above-named Defendants, their last known  
17 addresses being Lincoln County, Nevada, unless  
18 otherwise stated herein; also all other persons  
19 unknown claiming any right, title, estate, lien or  
20 interest in the real property described in the  
21 complaint adverse to Plaintiffs' ownership, or  
22 any cloud upon Plaintiffs' title thereto,

23 Defendants.

24 This cause coming on regularly to be heard on this 14<sup>th</sup> day of August, 2015, before the  
25 above-entitled Court, sitting without a jury, the HONORABLE GARY D. FAIRMAN, District  
26 Court Judge, presiding; the Plaintiffs being represented in Court by DYLAN V. FREHNER, Esq.,  
27 their attorney; said action having been dismissed as to all fictitious Defendants designated by the  
28 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



1 WHEREAS, IT APPEARS AND THE COURT FINDS:

2 That RAYMOND THOMPSON, an heir and successor in interest to CECELIA G.  
3 THOMPSON, Defendant, executed a Non Opposition to the Complaint to Quiet Title to the real  
4 property on file with the Court;

5 That all other unknown heirs and Defendants were served by publication as shown by the  
6 Affidavit of Publication showing the Summons was published in the Lincoln County Record each  
7 week from July 10 through July 31;

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

11 WHEREAS, the Court has read the affidavit of JARED and ADRIANNA  
12 BRACKENBURY on behalf of 3J CATTLE, LLC, outlining the allegations of said Complaint  
13 respecting ownership and possession of real property described in said Complaint; and the Court  
14 being satisfied that the allegations of the Complaint are true and that the relief asked for should be  
15 granted; therefore, on motion of DYLAN V. FREHNER, Esq., attorney for Plaintiffs,

16 IT IS SO ORDERED, ADJUDGED AND DECREED:

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

20 APN 013-020-27, and further described as:

21 **The East Half (E1/2) of Southeast Quarter (SE1/4) and the South Half (S1/2) of**  
22 **the Southwest Quarter (SW ¼) of the Southeast Quarter (SE1/4) of Section 21,**  
23 **Township 3 South, Range 67 East. M.D.M.**

24 ASSESSOR'S PARCEL NUMBER 013-020-27

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

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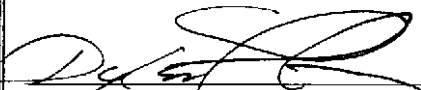
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3. That Defendants and any person claiming under them are permanently enjoined and restrained from asserting any claim or interest in or to said real property or any part thereof.

DATED this 28<sup>th</sup> day of August, 2015.

s/ Gary D. Fairman  
DISTRICT JUDGE


Respectfully submitted:

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

**DYLAN V. FREHNER**  
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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 Clerks Office, Piute 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 4<sup>th</sup> day of September, 2015

  
Clerk

Deputy Clerk

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DYLAN V. FREHNER

Lincoln County - NV  
Leslie Boucher - Recorder

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- 1. Assessor Parcel Number(s)
  - a. 013-020-27
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input checked="" type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY

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

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

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

- 3.a. Total Value/Sales Price of Property \$ 19,311.00
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ 66.45

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption per NRS 375.090, Section 3
  - b. Explain Reason for Exemption: Transfer of the 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 Grantee

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

Print Name: 7th Judicial District Court NV

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

City: \_\_\_\_\_

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

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

Print Name: 3J Cattle LLC

Address: P.O. Box 749

City: Caliente

State: NV Zip: 89008

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

Print Name: Dylan V. Frehner

Address: P.O. Box 517

City: Pioche

Escrow # n/a

State: Nevada Zip: 89043