

Official Record

Recording requested By
DYLAN FREHNER, ATTORNEY AT LAW

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPT: \$1.95

Recorded By: HB

Book- 299 Page- 0283



0148506

APN 009-012-36

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]

Agent for Grantee
Signature Title

Dylan V. Frehner, Esq.

Print

11/4/15

Date

Grantees address and mail tax statement:

Leslie Mann-Damon, Successor Trustee

315 E. Warner Road #4

Chandler, AZ 85225



DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Pioche, Nevada 89043
Telephone: (775) 962-5533 Facsimile (775) 549-9386

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Case No.: CV-0310015

FILED

2015 OCT 21 AM 9:51

LISA C. LLOYD
LINCOLN COUNTY CLERK
DEPUTY

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

LESLIE MANN-DAMON, as successor trustee)
of THE KATHLEEN GODBEHERE TRUST)
Dated February 22, 2008,)

Plaintiffs,

DECREE QUIETING TITLE

vs.

R. NELSON FENTON, deceased, last known)
address being County of Washington, State of)
Utah, and his successors in interest; FRANCIS)
A. RIORDAN, deceased, and his successors in)
interest; LEONE RIORDAN, deceased, and her)
successors in interest; GERALDINE)
ROSELLEN RIORDAN, deceased, and her)
successors in interest; FRANCES KATHLEEN)
GODBEHERE, deceased, and her successors in)
interest; 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)
Maricopa County, State of Arizona, 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)

This cause coming on regularly to be heard on this 21st day of October, 2015,
before the above-entitled Court, sitting without a jury, the HONORABLE GARY D. FAIRMAN,
District Judge, presiding; the Plaintiff being represented in Court by DYLAN V. FREHNER,



1 Esq., their attorney; said action having been dismissed as to all fictitious Defendants designated
2 by the names DOES I through X;

3 WHEREAS, IT APPEARS AND THE COURT FINDS:

4 That all unknown heirs and Defendants were served by publication on April 17, 2015
5 through May 8, 2015 in the Lincoln County Record, a newspaper of general circulation published
6 weekly in Lincoln County, State of Nevada and also served by publication on August 28, 2015
7 through September 18, 2015 in the Spectrum, a newspaper of general circulation published daily
8 at Saint George, Washington County, State of Utah, also distributed in Iron County, and placed
9 on Utahlegals.com;

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

13 WHEREAS, the Court has read the affidavit of LESLIE MANN-DAMON, as successor
14 trustee of THE KATHLEEN GODBEHERE TRUST, outlining the allegations of said Complaint
15 respecting ownership and possession of real property described in said Complaint; and the Court
16 being satisfied that the allegations of the Complaint are true and that the relief asked for should be
17 granted; therefore, on motion of DYLAN V. FREHNER, Esq., attorney for Plaintiff,

18 IT IS SO ORDERED, ADJUDGED AND DECREED:

19 I. That Plaintiff own in fee simple, and are entitled to the quiet and peaceful
20 possession of that certain parcel of land situated in the County of Lincoln, State of Nevada, and
21 described as follows, to-wit:

22 All that certain real property situate in the County of Lincoln, State of
23 Nevada, described as follows:
24 The Grey Eagle lode mining claim designated by the Surveyor General as
25 Lot No. 37A, embracing a portion of the unsurveyed public domain in the
26 Patterson Mining District, Lincoln County, Nevada, and bounded and
27 described in the certain Patent recorded June 15, 1921 in Book B-1 of
28 Mining Deeds, page 263 as File No. 563, Lincoln County, Nevada
Records.

DYLAN V. FREHNER
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Telephone (775) 962-5533 Facsimile (775) 549-9586



ASSESSOR'S PARCEL NUMBER: 009-012-36

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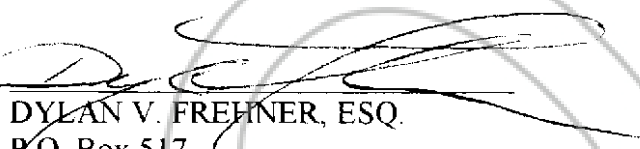
2. That Plaintiffs' title to said real property is hereby forever quieted against any and all claims or demands of Defendants, and all other persons unknown claiming any right, title, estate, lien or interest in the real property;

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 21st day of October, 2015.

S/ Gary D. Fairman
DISTRICT JUDGE

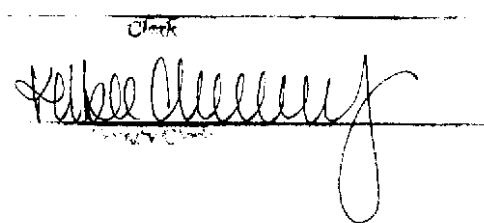
Respectfully submitted:



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

This document to which this certificate is attached is a bill, case and caption
of the court, and is a true and correct copy of the original as filed in the Clerk's Office, Nevada
County.

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 November, 2015.

Clark


DYLAN V. FREHNER
ATTORNEY AT LAW
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STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN FREHNER, ATTORNEY AT LAW

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$17.00
Recorded By: HB RPTT:
Book- 299 Page- 0283

- 1. Assessor Parcel Number(s)
 - a. 009-012-36
 - 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 checked="" 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'/Ind'l h. <input type="checkbox"/> Mobile Home
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FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3.a. Total Value/Sales Price of Property \$ 500.00
- b. Deed in Lieu of Foreclosure Only (value of property (_____))
- c. Transfer Tax Value: \$ 1.95
- d. Real Property Transfer Tax Due \$ and 500.95

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 [Signature] Capacity: Agent for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Print Name: See Attached
Address: _____
City: _____
State: _____ Zip: _____

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



STATE OF NEVADA
DECLARATION OF VALUE
GRANTOR/GRANTEE
INFORMATION

GRANTOR

Seventh Judicial District Court
P.O. Box 90
Pioche, Nevada 89043

GRANTEE

Leslie Mann-Damon, as successor trustee
of The Kathleen Godbehere Trust
Dated February 22, 20008
315 E. Warner Road #4
Chandler, AZ 85225

