

Official Record

Recording requested By
DYLAN V. FREHNER

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4
RPTT: \$11.70 Recorded By: AE
Book- 300 Page- 0630



0148801

APN 003-181-04

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)

Dylan V. Frehner
Signature Title

Dylan Frehner
Print

12-23-15
Date

Grantees address and mail tax statement:

James W. Henesh

P.O. Box 41

Caliente, Nevada 89008

FILED

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Case No.: CV-0928015
Dept. No.: 2

2015 DEC 11 PM 12:04
LAW CLERK
LINCOLN COUNTY CLERK
ll
DEPUTY

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

JAMES W. HENESH, aka, JAMES HENESH
aka, JIM HENESH,

Plaintiffs,

v.

DECREE QUIETING TITLE

THE ESTATE OF JOHN COSTANZO, aka,
JOHN A. COSTANZO aka, JOHN CASTLE,
deceased, and his successors in interest, ROSE
MCCARREL, and her successors in interest;
THOMAS A. COSTANZO, and his successors
in interest, ARTHUR COSTANZO, and his
successors in interest, LEONA EYRE, 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 are 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.

This cause coming on regularly to be heard on this 11th day of December, 2015, before the
above-entitled Court, sitting without a jury, the HONORABLE GARY D. FAIRMAN, District
Court Judge, presiding; the Plaintiffs being represented in Court by DYLAN V. FREHNER, Esq.,

DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Pioche Nevada 89043
Telephone (775) 962-5333 Facsimile (775) 549-9586



1 FREHNER, Esq., their attorney; said action having been dismissed as to all fictitious Defendants
2 designated 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 as shown by the
5 affidavit of Publication showing the Summons was published in the Lincoln County Record each
6 week from October 9th, 2015 thru October 30th, 2015;

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

10 WHEREAS, the Court has read the affidavit of JAMES W. HENESH, aka, JAMES
11 HENESH aka, JIM HENESH, outlining the allegations of said Complaint respecting ownership
12 and possession of real property described in said Complaint; and the Court being satisfied that the
13 allegations of the Complaint are true and that the relief asked for should be granted; therefore, on
14 motion of DYLAN V. FREHNER, Esq., attorney for Plaintiff,

15 IT IS SO ORDERED, ADJUDGED AND DECREED:

16 1. That Plaintiff owns in fee simple, as his sole and separate property, and is entitled
17 to the quiet and peaceful possession of that certain parcel of land situated in the County of
18 Lincoln, State of Nevada, and described as follows, to-wit:

19 **ASSESSOR'S PARCEL NUMBER: 003-181-04, and further described as:**

20 **A strip of Land (20) feet wide along the East side by 100 feet long, known as "All of Plat A"**
21 **lying between Blocks 9 and 10 as shown on the Official Map of Caliente, Nevada.**

22
23 2. That Plaintiffs' title to said real property is hereby forever quieted against any
24 and all claims or demands of Defendants, and all other persons unknown claiming any right,
25 title, estate, lien or interest in the real property;

26 ///
27 ///
28 ///

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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 11th day of December, 2015.

[Signature]
DISTRICT JUDGE

Respectfully submitted:

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

DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Pioche Nevada 89043
Telephone (775) 962-5533 Facsimile (775) 542-9586

This document to which this seal has been attached is a true and correct copy of the original, on file and recorded in the County Clerks 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 11th day of December, 2015.

[Signature]
Clerk

Deputy Clerk

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN V. FREHNER

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00
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- 1. Assessor Parcel Number(s)
 - a. 003-181-04
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

| | |
|--|--|
| a. <input checked="" 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 type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| Other _____ | |

| | |
|---------------------------------|-------------|
| FOR RECORDERS OPTIONAL USE ONLY | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

- 3.a. Total Value/Sales Price of Property \$ 2529.00
- b. Deed in Lieu of Foreclosure Only (value of property (_____)
- c. Transfer Tax Value: \$ _____
- d. Real Property Transfer Tax Due \$ 11.70

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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: Grantor

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

SELLER (GRANTOR) INFORMATION (REQUIRED)

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

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: James W. Henesh
Address: P.O. Box 41
City: Caliente
State: Nevada 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 # _____
State: Nevada Zip: 89043