

Official Record

Recording requested By  
DYLAN FREHNER, ATTORNEY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3  
RPTT: Recorded By: HB  
Book- 301 Page- 0026



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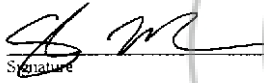
ORDER PURSUANT TO NRS 118A.390

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 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 of a person or persons as required by law: \_\_\_\_\_  
(State specific law)

 \_\_\_\_\_  
Signature Title Attorney

Stain Manuele  
Print

2/11/16  
Date

Grantees address and mail tax statement:

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JUSTICE COURT

STATE OF NEVADA

FILED 8/6/14  
CASE# 14CV14  
BY Denise Brown  
JUSTICE COURT CLERK

1 Case No. 14 CV 14

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IN THE JUSTICE COURT OF MEADOW VALLEY TOWNSHIP  
IN AND FOR THE COUNTY OF LINCON, STATE OF NEVADA

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ROSE LANIGAN,

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Plaintiff,

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v.

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ESTATE OF JAMES RAYMOND RYAN,

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Defendant.

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**ORDER PURSUANT TO NRS 118A.390**

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THIS MATTER came before the Court with the Plaintiff's filing of a Verified Complaint for Expedited Relief for the Unlawful removal or Exclusion of Tenant or Interruption of Essential Items or Services on July 25, 2014. The matter was set for hearing on August 5, 2014 at 4:00 p.m.. At the August 5th hearing, the Plaintiff, Rose Lanigan, was present with her attorney, Dylan V. Frehner, and no one was present on behalf of the Estate of James Raymond Ryan.

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Based upon the evidence and argument presented to the Court at the hearing, the Court made the following findings:

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1. That Attorney Bret O. Whipple of the Justice Law Center was served with a copy of the Verified Complaint on August 1, 2014.
2. That Attorney Bret O. Whipple and the Justice Law Center appeared on the previous claim for unlawful eviction against the Estate of James Raymond Ryan on July 25, 2014 and presented to the Court that he was the attorney for the Estate of James Raymond Ryan.
3. That Mr. Whipple and/or any representative of the Estate of James Raymond Ryan failed to make any appearance to contest the matter.



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- 4. That after the Court's prior order returning Ms. Lanigan to the property located at 175 N. Second St., Panaca, Nevada, Starla McDaniel or another representatives of the Estate of James Raymond Ryan had the utilities (water and power) disconnected.
- 5. That the water and power utilities are essential services to the habitation of the residence.
- 6. That the disconnection of the utilities from the residence prior to Ms. Lanigan re-occupying the residence was done in bad faith.
- 7. That the disconnection of essential services interrupted Ms. Lanigan's occupation of the residence.

NOW THEREFORE, based upon the above listed findings and other evidence as presented at the hearing and GOOD CAUSE APPEARING:

**IT IS HEREBY ORDERED** that Rose Lanigan is allowed to re-connect the utilities in her name to allow her to continue her occupation of the residence as a tenant.

**IT IS HEREBY FURTHER ORDERED** that Estate of James Raymond Ryan shall pay damages to Rose Lanigan in the amount of \$1,000.00 for its failure to appear on the matter and the bad faith actions of its alleged representatives.

**IT IS HEREBY FURTHER ORDERED** that the Estate of James R. Ryan, as the non-prevailing party, shall pay the costs and fees of filing the Complaint that were previously waived in the amount of \$51.00 pursuant to NRS 118.390(7).

**DATED** this 6<sup>th</sup> day of August, 2014

  
**JUSTICE OF THE PEACE**

THE UNDERSIGNED CERTIFIES THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT

