

Official Record

Recording requested By
FRANKLIN KATSCHKE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00

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RPT:

Recorded By: AE

Book- 308 Page- 0695



0150883

APN 12-120-09

APN _____

APN _____

Title of Document

DECREE QUIETING TITLE

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)

ATTORNEY FOR JAMES L. WADSWORTH
Title

FRANKLIN J. KATSCHKE
Print

1/27/17

Date

Grantees address and mail tax statement:

JAMES L. WADSWORTH
PO BOX 734
PENNER, NV 89042



1 Case No.: CV-1062016

2017 JAN 17 PM 12:55

2 Dept. No.:

lll

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

7 * * * * *

8 JAMES LEO WADSWORTH,)
9 Plaintiff,)

10 v.)

11 PANACA LAND & LIVESTOCK,)
12 LLC, GORDON WADSWORTH,)
13 TERRY BLEAK, LINDA LEE,)
14 TORRIE KLOMP, MATTHEW)
15 WADSWORTH, MARK)
16 WADSWORTH, and the Estate of)
17 NEPHI J. WADSWORTH, DOES 1)
18 THROUGH 99,)
19 Defendants.)

DECREE QUIETING TITLE

20 This cause coming before this Court and Default Judgment being entered against all
21 known and unknown heirs, Plaintiff being represented by FRANKLIN J. KATSCHKE, Esq.,

22 **WHERE, IT APPEARS AND THE COURT FINDS**

23 That all unknown heirs and Defendants were served by publication as shown by the Proof
24 of Publication showing the Summons was published in the Lincoln County Record each week
25 from December 16, 2016 thru January 6, 2017;



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

4 WHEREAS, the Court as read the Complaint respecting to ownership and possession of
5 real property described therein; and the Court being satisfied that the allegations of the
6 Complaint are true and that the relief asked for should be granted, therefore, on motion of
7 FRANKLIN J. KATSCHKE, Esq., attorney for Plaintiff,

8 IT IS SO ORDERED, ADJUDGED, AND DECREED:

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

12 **That portion of the Northwest Quarter (NW1/4) of section 4, Township 2**
13 **South, Range 68 East, M.D.B.&M. more particularly described as follows:**

14 **The lot as shown in the Record of Survey recorded on December 1, 2016, in**
15 **Book D, page 217 as file No. 0150620, Lincoln County, Nevada office of the**
16 **Recorder.**

17 **APN: 12-120-09**

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

21 ////



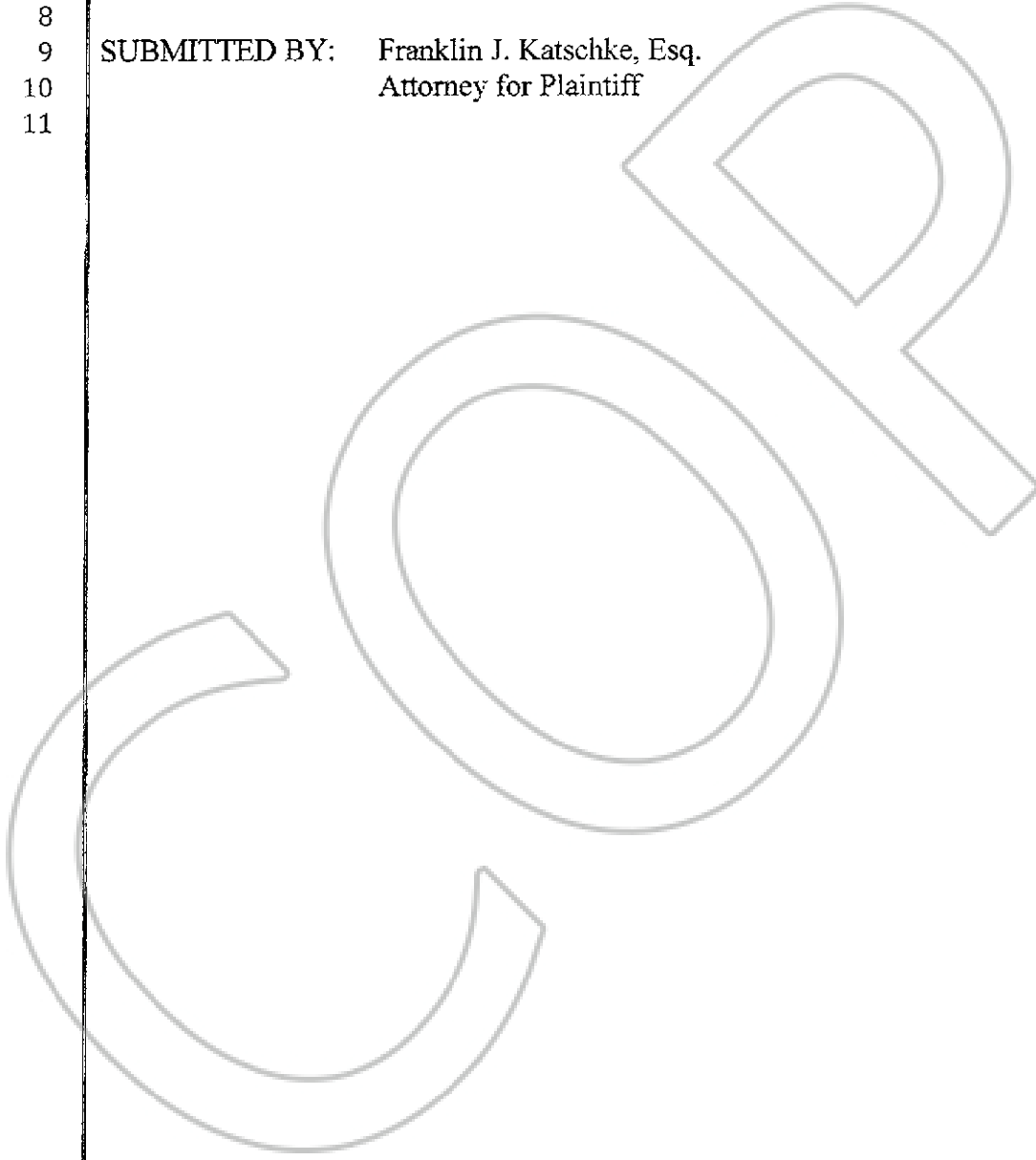
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3. That Defendants and any person claiming under them are permanently enjoined and restrained from asserting any claim or interest in or to said real property or any part thereof.

DATED this 27th day of JANUARY, 2017.


DISTRICT COURT JUDGE

SUBMITTED BY: Franklin J. Katschke, Esq.
Attorney for Plaintiff





0150883

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01/30/2017
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COPY

Witnessed by me, the undersigned, on this _____ day of _____, 2017.

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 _____ day of _____, 2017.

[Handwritten Signature]
Clerk

County Clerk

Recording requested By
 FRANKLIN KATSCHKE

Lincoln County - NV
 Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00
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 Book- 308 Page- 0695

**STATE OF NEVADA
 DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 12-120-03
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ N/A
 Deed in Lieu of Foreclosure Only (value of property) (N/A)
 Transfer Tax Value: \$ N/A
 Real Property Transfer Tax Due \$ N/A

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: QUIET TITLE ACTION

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 [Signature] Capacity ATTORNEY FOR JAMES LEONARDSON
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: 7TH JUDICIAL DISTRICT COURT
 Address: 181 N. MAIN ST, STE 203
 City: BIACHE
 State: NV Zip: 89005

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JAMES LEONARDSON
 Address: 93 BOX 734
 City: BIACHE
 State: NV Zip: 89042

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: FRANKLIN KATSCHKE Escrow #: _____
 Address: 50 E 1ST ST
 City: BIACHE State: NV Zip: 89005