

Official Record

Recording requested By
JAMES W. HENSEH

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00

Page 1 of 5

RPTT: \$3.90

Recorded By: AE

Book- 313 Page- 0188

APN A Portion of
003-181-05

APN A Portion of
003-181-19

APN _____



0152430

DECREE Quieting 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)

James W. Henseh
Signature Title

JAMES W. HENSEH
Print

8/1/2017
Date

Grantees address and mail tax statement:

James W. Henseh
P.O. Box 41
Carnegie, Nevada 89008



FILED

2017 JUL 28 PM 3:03

CLERK
LINCOLN COUNTY, NEVADA

1 Case No : CV-0513017

2
3
4 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,**
5 **IN AND FOR THE COUNTY OF LINCOLN**

6 *****

7 JAMES W. HENESH, aka, JAMES HENESH)
8 aka, JIM HENESH,)

9 Plaintiffs,)

10 v.)

DECREE QUIETING TITLE

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

23 Defendants)

24 This cause coming on regularly to be heard on this 29th day of July, 2017, before
25 the above-entitled Court, sitting without a jury, the HONORABLE GARY D. FAIRMAN,
26 District Court Judge, presiding; the Plaintiffs being represented in Court by DYLAN V.
27 FREHNER, Esq., their attorney; said action having been dismissed as to all fictitious Defendants
28 designated by the names DOES I through X;

25 ///
26 ///
27 ///

DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Pioche, Nevada 89043
Telephone: (775) 962-5853 Facsimile: (775) 846-9786



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WHEREAS, IT APPEARS AND THE COURT FINDS:

That all unknown heirs and Defendants were served by publication as shown by the affidavit of Publication showing the Summons was published in the Lincoln County Record each week from June 16th, 2017 thru July 7th, 2017;

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

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

IT IS SO ORDERED, ADJUDGED AND DECREED:

1. That Plaintiff owns in fee simple, as his sole and separate property, and is entitled to the quiet and peaceful possession of that certain parcels of land attached hereto as Exhibit "A", situated in the County of Lincoln, State of Nevada.

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;

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DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Hooche, Nevada 89043
Telephone (775) 962-5533 Facsimile (775) 540-9586

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 July, 2017.

s/ Gary D. Fairman
DISTRICT JUDGE

Respectfully submitted:

[Signature]
DYLAN M. 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) 962-5333 Facsimile (775) 961-9586

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 13th day of August, 2017

[Signature]
Deputy Clerk



Exhibit A

Description, Isolated Area A within the City of Caliente to be added to Lot 32, Block 9:
 Beginning at the NE corner of said Area A from which the Center of Section 3, T. 4 S., R. 67 E., M.D.M bears S 67°26'38" W 669.32';
 Thence S 36°48'46" E 18.77';
 Thence S 53°11'14" W 25.00';
 Thence N 36°48'46" W 10.04';
 Thence N 36°48'46" W 7.90';
 Thence N 53°07'59" E 25.20' to the point of beginning.
 Containing 497 square feet more or less.

End of Description.

Description, Isolated Area B within the City of Caliente to be added to Lot 33, Block 9:
 Beginning at the NE corner of said Area B from which the Center of Section 3, T. 4 S., R. 67 E., M.D.M bears S 57°43'16" W 645.06';
 Thence S 36°48'46" E 16.51';
 Thence S 53°11'14" W 25.00';
 Thence N 36°48'46" W 13.77';
 Thence N 53°07'59" E 25.09' to the point of beginning.
 Containing 442 square feet more or less.

End of Description.

Description, Isolated Area C within the City of Caliente to be added to Lot 34, Block 9:
 Beginning at the NE corner of said Area C from which the Center of Section 3, T. 4 S., R. 67 E., M.D.M bears S 68°11'37" W 520.34';
 Thence S 36°48'46" E 14.44';
 Thence S 53°11'14" W 25.00';
 Thence N 36°48'46" W 16.51';
 Thence N 53°07'59" E 25.09' to the point of beginning.
 Containing 338 square feet more or less.

End of Description.

Description, Isolated Area D within the City of Caliente to be added to Lot 35, Block 9:
 Beginning at the NE corner of said Area D from which the Center of Section 3, T. 4 S., R. 67 E., M.D.M bears S 68°36'55" W 595.35';
 Thence S 36°48'46" E 12.28';
 Thence S 53°11'14" W 25.00';
 Thence N 36°48'46" W 14.44';
 Thence N 53°07'59" E 25.09' to the point of beginning.
 Containing 334 square feet more or less.

End of Description.

Description, Isolated Area E within the City of Caliente to be added to Lot 36, Block 9:
 Beginning at the NE corner of said Area E from which the Center of Section 3, T. 4 S., R. 67 E., M.D.M bears S 69°04'25" W 570.99';
 Thence S 36°48'46" E 10.12';
 Thence S 53°11'14" W 25.00';
 Thence N 36°48'46" W 12.28';
 Thence N 53°07'59" E 25.09' to the point of beginning.
 Containing 234 square feet more or less.

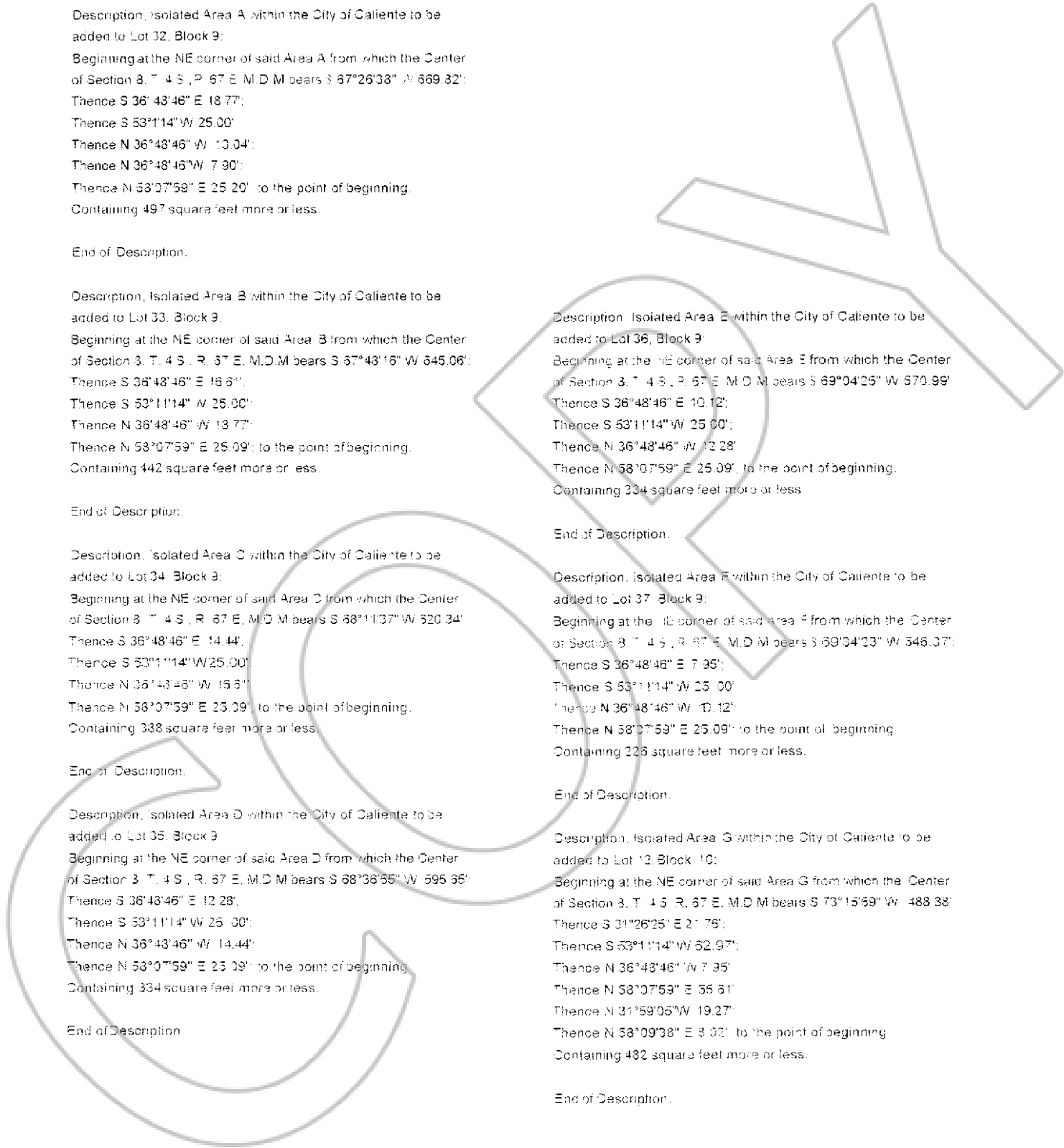
End of Description.

Description, Isolated Area F within the City of Caliente to be added to Lot 37, Block 9:
 Beginning at the NE corner of said Area F from which the Center of Section 3, T. 4 S., R. 67 E., M.D.M bears S 69°04'23" W 546.37';
 Thence S 36°48'46" E 7.95';
 Thence S 53°11'14" W 25.00';
 Thence N 36°48'46" W 10.12';
 Thence N 53°07'59" E 25.09' to the point of beginning.
 Containing 223 square feet more or less.

End of Description.

Description, Isolated Area G within the City of Caliente to be added to Lot 12, Block 10:
 Beginning at the NE corner of said Area G from which the Center of Section 3, T. 4 S., R. 67 E., M.D.M bears S 73°15'59" W 488.38';
 Thence S 31°26'25" E 21.76';
 Thence S 53°11'14" W 52.97';
 Thence N 36°48'46" W 7.95';
 Thence N 53°07'59" E 55.61';
 Thence N 31°59'05" W 19.27';
 Thence N 53°09'38" E 3.02' to the point of beginning.
 Containing 482 square feet more or less.

End of Description.



Recording requested By
 JAMES W. HENSEH

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00
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 Book- 313 Page- 0188

**STATE OF NEVADA
 DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) A Portion of 013-181-05
 b) A Portion of 013-181-19
 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'/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: Value Det
 Notes: Assessor Office a

3. Total Value/Sales Price of Property \$ 1000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 3.90

- 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 Grantor
 Signature James W. Henseh Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Seventh Judicial District Court
 Address: P.O. Box 90
 City: Proche
 State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: James W. Henseh
 Address: P.O. Box 41
 City: Carleton
 State: Nevada Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: James W. Henseh Escrow #: _____
 Address: P.O. Box 41
 City: At Ft. Carleton State: Nevada Zip: 89008