

APN 012-110-19

APN 012-180-25

APN _____



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

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)

Attorney
Signature Title

Dylan V. Frehner
Print

12/18/2018
Date

Grantees address and mail tax statement:
C & L Farm & Cattle, LLC
350 South 100 West
Enterprise, Utah 84725

FILED

Case No.: CV-1056018

2018 DEC 17 PM 1:17

LISA C. LLOYD
LINCOLN COUNTY CLERK

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

C & L FARM & CATTLE, LLC.,
Plaintiff,

v.

DECREE QUIETING TITLE

LESTER C. MATHEWS, deceased, and his
successors in interest; PRINCE CON. MIN. CO.
and their successors in interest; 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, his last known
addresses was in the County of Lincoln, State of
Nevada, 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 12th day of December, 2018, 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.,
their attorney; said action having been dismissed as to all fictitious Defendants designated by the
names DOES I through X;

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DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Pioche Nevada 89043
Telephone (775) 962-5333 Facsimile (775) 949-9586

1 WHEREAS, IT APPEARS AND THE COURT FINDS:

2 That all unknown heirs and Defendants were served by publication as shown by the
3 affidavit of Publication showing the Summons was published in the Lincoln County Record each
4 week from October 19, 2018 thru November 9, 2018;

5 That John Leon Mathews; Robert Jay Mathews; Phillip Lester Mathews; and Neva Jo
6 Scott, heirs of deceased, LESTER C. MATHEWS, have disclaimed any and all right, title,
7 interest, estate and/or possession in or to the lands or premises.

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

11 WHEREAS, the Court has read the affidavit of COLLIN R. BOWLER, an Officer of the
12 C & L FARM & CATTLE, LLC, outlining the allegations of said Complaint respecting
13 ownership and possession of real property described in said Complaint; and the Court being
14 satisfied that the allegations of the Complaint are true and that the relief asked for should be
15 granted; therefore, on motion of DYLAN V. FREHNER, Esq., attorney for Plaintiff,
16

17 IT IS SO ORDERED, ADJUDGED AND DECREED:
18

19 1. That Plaintiff owns in fee simple, as his sole and separate property, and is entitled
20 to the quiet and peaceful possession of that certain parcels of land attached hereto as Exhibit "A",
21 situated in the County of Lincoln, State of Nevada, but subject to the existing Nevada Department
22 of Transportation's Highway Right of Way existing and of record on the property;

23 2. That Plaintiffs' title to said real property is hereby forever quieted against any and
24 all claims or demands of Defendants, and all other persons unknown claiming any right, title,
25 estate, lien or interest in the real property, excepting therefrom the existing Nevada Department of
26 Transportation's Highway Right of Way existing and of record on the property;
27

EXHIBIT A

A PORTION OF REPUTED U.S. HIGHWAY 93 RIGHT OF WAY NORTH OF THE INTERSECTION WITH S.R. 319 NEAR PANACA, NV, SITUATE WITHIN SECITONS 5 & 8, T2S, R67E, M.D.M. AND ADJACENT TO APNS: 012-110-19 & 012-180-25.

A description of unsurveyed real property as also shown on the attached exhibit containing one page entitled "EXHIBIT B" and "Highway and Cadastral Diagram" herein created as an inseparable part hereof, for the purpose of the definition of a 50-foot wide area reputedly established as Right of Way for U.S. Highway 93, said lands fall within the proximity of Section 5 & 8, Township 2 South, Range 67 East, Mount Diablo Meridian, near the Townsite of Panaca, State of Nevada, more particularly described as follows:

Fifty Feet Wide Description of Reputed Right of Way

The westerly 50 feet of the left 75 feet of the reputed original right of way acquisitions for U.S. Highway 93; also known as the westerly 50 feet of the left 100 feet along the projected 02 "L" alignment between the stations 02 735+11.86 and 02 768+77.28 wherein the following metes the bounds describes the specific and unique spatial location:

Commencing at the cadastral corner common to Section 5, 6, 7 and 8, Township 2 South, Range 67 East, Mount Diablo Meridian, as established with a 2" diameter brass monument marked same and inscribed *L.Smith, PLS 12751*, in a concrete base; thence departing said brass monument and cadastral corner, South $10^{\circ} 51' 11''$ East, a distance of 937.07 feet to the **Point of Beginning** at station 02 735+11.86 (100' left of the 02 "L" centerline); thence departing said station position, North $02^{\circ} 58' 18''$ East, at right angles to the parallel with the said 02 "L" centerline, a distance of 3,365.42 feet to station 02 768+77.28 (100' left of the 02 "L" centerline); thence departing said parallel line, South $87^{\circ} 01' 42''$, perpendicular to the aforementioned 02 "L" centerline, a distance of 50.00 feet to station 02 768+77.28 (50' left of the 02 "L" centerline); thence departing said perpendicular line, South $02^{\circ} 58' 18''$ West, at right angles to the parallel to said 02 "L" centerline, 3,365.42 feet to station 02 735+11.86 (50' left of the 02 "L" centerline); thence departing said parallel line, perpendicular to said 02 "L" centerline, North $87^{\circ} 01' 42''$ West, a distance of 50.00 feet, to the **Point of Beginning**.

Contains approximately 3.863 Acres, as calculated using computer determination methods utilizing dimensions.

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EXHIBIT B HIGHWAY AND CADASTRAL DIAGRAM

PT. SECTIONS 5 & 8, T2S, R67E M.D.M.
THE WEST 50 FEET OF THE LEFT 75 FEET
OF THE ORIGINAL ACQUISITION CENTERLINE;
THE WEST 50 FEET OF THE LEFT 100 FEET
OF THE CURRENT 02 "L" CENTERLINE

EXHIBIT TO SUPPORT
NDOT PERMIT FOR OCCUPANCY

ARTISAN
"WHERE ART & MEASUREMENT SCIENCE CONVERGE"
GEODETIC
NORTH
T2S, R67E
M.D.M.

C&L FARM & CATTLE, LLC
3.863± ACRES
USED AS IRRIGATION LANDS

LEGEND

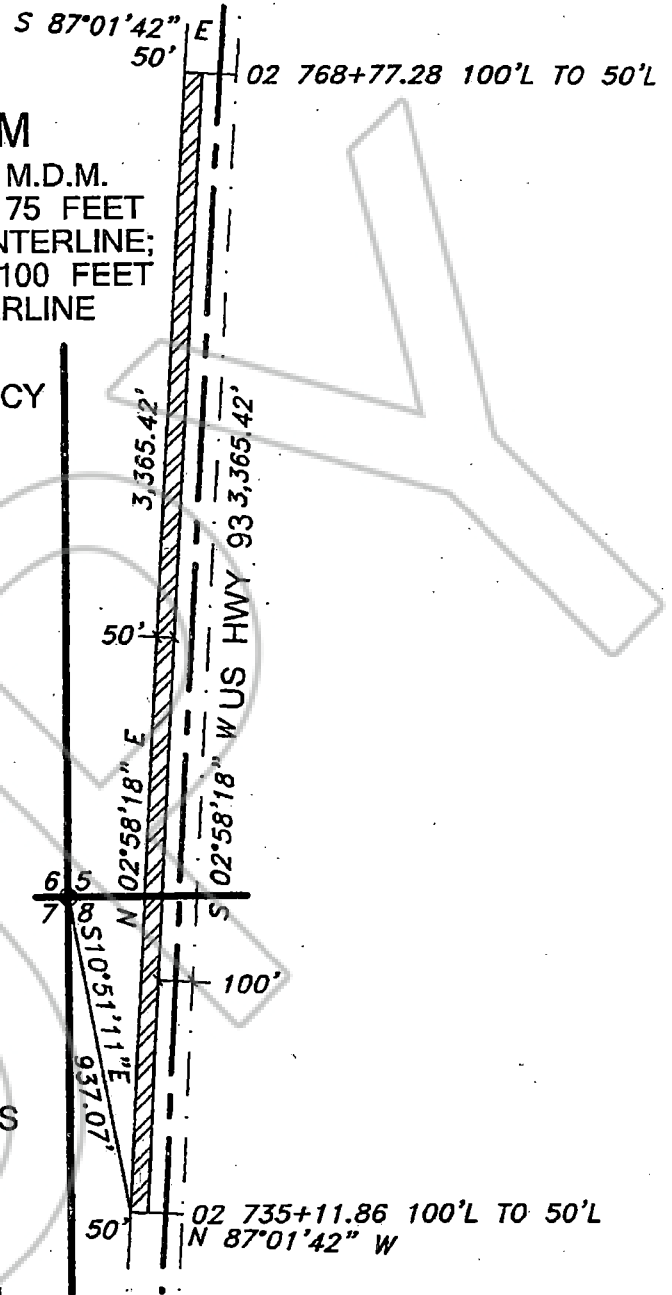
- ⊕ 2" DIA. BRASS MONUMENT PLS 12751
- MEASURED SECTION LINE
- - - - "L" CENTERLINE ON 02 MONUMENT STATIONING
- · — · REPUTED RIGHT OF WAY LINE

REFERENCES

1. NDOT R/W ALIGNMENT STATIONING, PROPERTY SCHEDULE SHEETS, LOIS INFORMATION.
2. FIELD SURVEY INFORMATION OBTAINED OCTOBER, 2013.
3. BLM CADASTRAL FIELD NOTES AND PLAT, T2S, R67E, MDM.

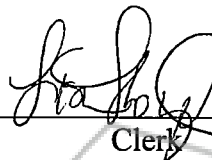
Artisan Surveying Group
"Where Art & Measurement Science Converge"
P.O. Box 396, Pioche, NV 89043-0396

www.ArtisanSurveying.com
TWolf@ArtisanSurveying.com
(775) 962-LAND (5263)



This document to which this certificate is attached is a full, true and correct copy of the original, on file and record in the County Clerk's 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 17th day of December, 2018.



Clerk

Deputy Clerk

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 012-110-19
 b. 012-180-25
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input 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 checked="" 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 \$ 17,319.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 68.25
 d. Real Property Transfer Tax Due \$ _____

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 [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Seventh Judicial District Ct.
 Address: PO Box 90 (Lester C. Mathews)
 City: Pioche
 State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: C&L Farm & Cattle LLC
 Address: 350 South 100 West
 City: Enterprise
 State: Utah Zip: 84725

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: Nevada Zip: 89043