

APN 001-171-02

APN 001-181-01

APN _____

LINCOLN COUNTY, NV
Rec: \$35.00
Total: \$35.00
DYLAN V. FREHNER

2019-156777

07/26/2019 04:48 PM

Pgs=7 KE



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

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)

[Signature] _____
Signature Title Owner

Dylan Frehner
Print

7/26/19
Date

Grantees address and mail tax statement:

Dylan V & Carolee A Frehner
P.O. Box 517
Pioche NV 89043

1 Case No.: CV-0415019

FILED

2 2019 JUL 26 PM 1:38

3 LISA C. LELOY
LINCOLN COUNTY CLERK

4 IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,
DEPUTY

5 IN AND FOR THE COUNTY OF LINCOLN

6 *****

7 DYLAN V. FREHNER, and CARALEE A.)
8 FREHNER,)

9 Plaintiffs,)

10 v.)

DECREE QUIETING TITLE

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

21 Defendants.)

22 This cause coming on regularly to be heard on this 26th day of July, 2019, before
23 the above-entitled Court, sitting without a jury, the HONORABLE GARY D. FAIRMAN,
24 District Court Judge, presiding; the Plaintiffs being present; said action having been dismissed as
25 to all fictitious Defendants designated by the names DOES I through X;

26 ///

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28 ///

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 May 17, 2019 thru June 7, 2019;

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

8 WHEREAS, the Court has read the affidavit of DYLAN V. FREHNER, outlining the
9 allegations of said complaint respecting ownership and possession of real property described in
10 said complaint; and the Court being satisfied that the allegations of the complaint as amended are
11 true and that the relief asked for should be granted; therefore, on motion of the Plaintiffs,
12

13 IT IS SO ORDERED, ADJUDGED AND DECREED:

14 1. That Plaintiffs own in fee simple, as their property as joint tenants with right of
15 survivorship, and are entitled to the quiet and peaceful possession of that certain parcels of land
16 attached hereto as Exhibit "A", situated in the County of Lincoln, State of Nevada.

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

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5 **APNs: 001-171-02**
6 **001-181-01**

7 Parcels of land, cited herein as abutting to Blocks and Streets as shown on that certain map
8 entitled Map of Survey of the Town of Pioche by Henry M. Bulloch, PLS, recorded as Document
9 No. 100051, all of which is situated within Section 22, Township 1 North, Range 67 East, Mount
Diablo Meridian, Town of Pioche, County of Lincoln, State of Nevada, United States of America;
bounds more particularly described as follows:

10 **Parcel One**

11 That certain portion of the Northeast Quarter of aforesaid Section 22 including non-excepted
12 portions of cited cancelled U.S. Mineral Survey 4628 as prepared by Norman Byle, U.S. Mineral
13 Surveyor, between June 22-27, 1926, approved by Ralph W. Nelson, Office Cadastral Engineer,
14 on December 16, 1926; and, U.S. Mineral Survey No. 4631 as prepared by Norman Byle, U.S.
15 Mineral Surveyor, between November 17-21, 1926, approved by Ralph W. Nelson, Office
16 Cadastral Engineer, on February 3, 1927, bound as follows;

17 North of the east-west center Section Line for Section 22;

18 East, and south of Block 18 including east of a prolonged line across the east side
19 of the alley from the northeast corner of Lot 34 to its intersection with the south
20 lines of Lots 35 and 38;

21 West, south, east, and, north of Ferguson Document No.s 132840 and 135992;

22 East of Block 10 and 11, including all of Dry Valley St. and east of its lateral
23 end;

24 South of Field St., including east of its lateral end south of Block 17;

25 East of Block 17, and east of the east lateral end of Comstock St.;

26 North, and, east of a tangent from the northeast corner of the east lateral end of
27 Comstock St. to the southeast corner of Block 16;

28 East of Block 16, including a prolonged line across the east end of the alley
between the inclusive north and south sub-Block corners;

South of the south line of the Floral Springs Mill Site Remnant Parcel resident
upon Document No. 150818;

West of the east line of the aforesaid Northeast Quarter of Section 22.

Excepting therefrom the Pioche City Cemetery, also known as Boot Hill, as
shown on the aforesaid subsequently cancelled U.S. Mineral Survey No. 4631.

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Parcel Two

That certain portion of the Southeast Quarter of aforesaid Section 22, bound as follows;

- South of the east-west center Section Line for Section 22;
- West of the east line of the aforesaid Southeast Quarter of Section 22;
- Northwest of the Badger No.2 patented mining Claim of aforesaid U.S. Mineral Survey No. 4628, including a prolonged line southwesterly to intersection with the north line of Block 20;
- North, and, northeast, of Block 20;
- South, north, and, east of Utz Document No. 132349;
- North of the north lateral end of Cornwall Row;
- East of Block 18.

This document to which this certificate is attached is a full, true and correct copy of the original, on file in the County Clerk's Office, Ploche, 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 26th day of July, 2019.

[Signature]
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-171-02
 b) 001-181-01
 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 \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

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

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 _____
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: 7th Judicial Dist Ct.
 Address: P.O. Box 90
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Dylan V. & Carolee A. Freppner
 Address: P.O. Box 517
 City: Pioche
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Dylan Freppner Escrow #: _____
 Address: P.O. Box 517
 City: Pioche NV State: NV Zip: 89043