

APN: 013-030-02

Recording requested by:  
CHRYSTAL DAWN MARSHALL

When recorded mail to and  
mail tax statements to:

Chrystal Dawn Marshall  
P.O. Box 375  
Caliente, NV 89008

Space reserved for Recorder's Use

LINCOLN COUNTY, NV  
\$35.00  
Total:\$35.00  
APRIL R. BRADSHAW

**2019-157884**

**12/17/2019 11:59 AM**

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OFFICIAL RECORD  
AMY ELMER, RECORDER

**QUIT CLAIM DEED**

THIS INDENTURE, made the 17th day of December, 2019, by and between, Lisa Lloyd, Clerk of the Court, per Order of the Seventh Judicial District Court in and for the State of Nevada, County of Clark, dated December 13th, 2019, the party of the first part, and Chrystal Dawn Marshall, the party of the second part;

WITNESSETH:

That the party of the first part, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, in accordance with Order of the Seventh Judicial District Court in and for the State of Nevada, County of Lincoln and in accordance with NRCP 70, to her in hand paid by the party of the second part, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, remise, release, and forever QUITCLAIM unto the party of the second part and to her heirs and assigns all of those certain lots, pieces, parcels of land situate in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to wit:

Parcel No. 013-030-02

The North half (N1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 2, Township 3 South, Range 67 East

Commonly known as 2412 Marshall's Drive, Caliente, Nevada 89008.

TOGETHER WITH ALL AND SINGULAR tenements, hereditaments, and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said party of the second part and to her heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand on this 17th day of December, 2019.

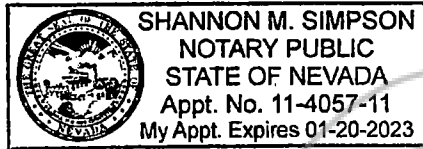
LISA LLOYD, Clerk of the Court

\*This Instrument is attached to a Quitclaim Deed\*

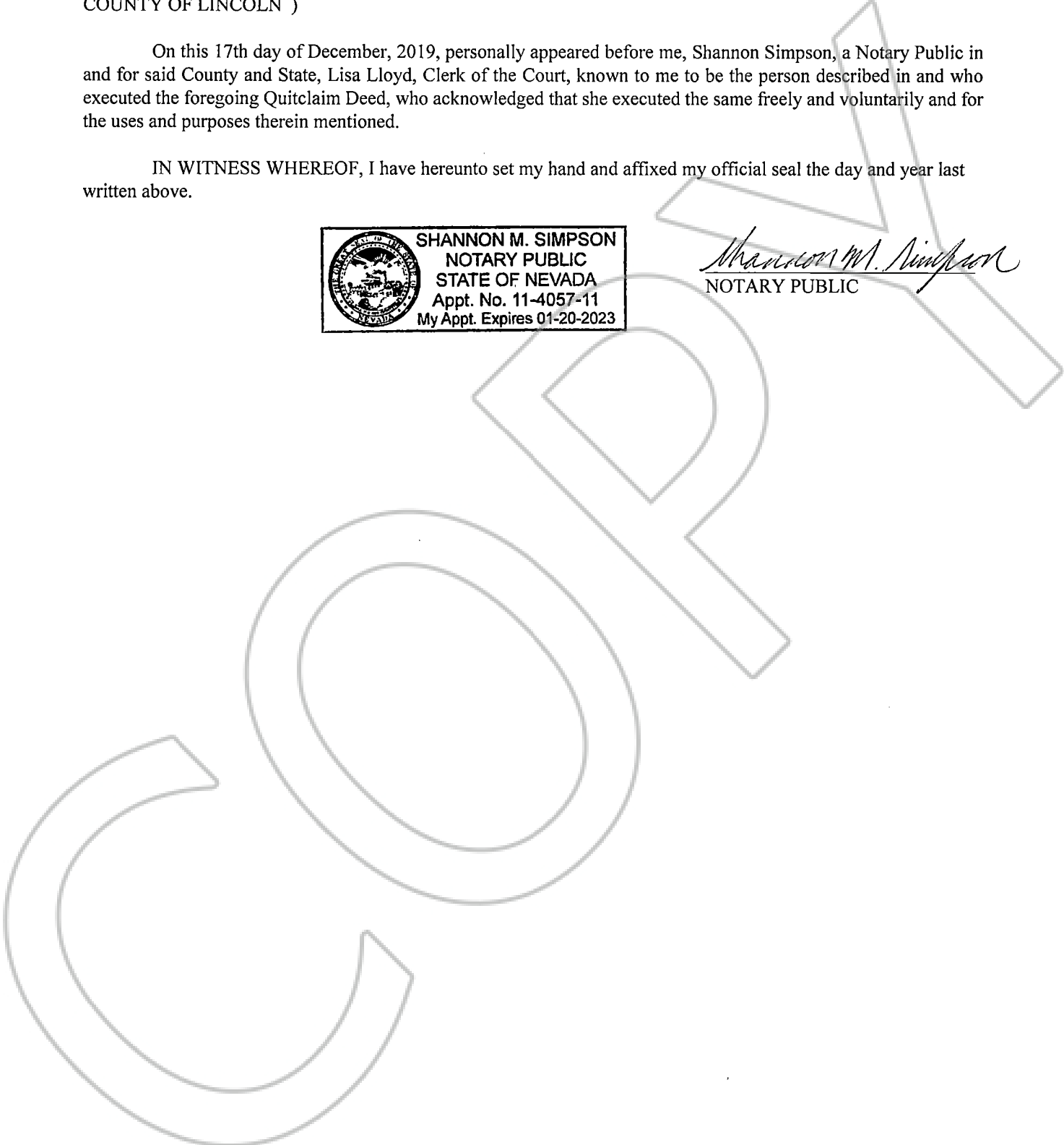
STATE OF NEVADA    )  
                                  )ss.  
COUNTY OF LINCOLN )

On this 17th day of December, 2019, personally appeared before me, Shannon Simpson, a Notary Public in and for said County and State, Lisa Lloyd, Clerk of the Court, known to me to be the person described in and who executed the foregoing Quitclaim Deed, who acknowledged that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.



*Shannon M. Simpson*  
NOTARY PUBLIC




1 Case No.: CV 0206018

2 Dept. No.:

FILED

2019 JUN 13 AM 10:37

LISA L. LUTU  
LINCOLN COUNTY CLERK  


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

9 \*\*\*\*\*

10 CHRYSTAL DAWN MARSHALL,

11 Plaintiff,

DECREE OF DIVORCE

12 vs.

13 JASON KENNETH MARSHALL,

14 Defendant.

15  
16 This Decree was submitted without a hearing before the above-entitled court, and after a  
17 review of the pleadings and papers on file and the testimony given if any, this Court finds as  
18 follows:

- 19 1. The Plaintiff, CHRYSTAL DAWN MARSHALL (hereinafter "Chrystal") is now and has  
20 been an actual bona fide resident of the State of Nevada and has been actually domiciled  
21 in the State of Nevada for more than six (6) weeks immediately prior to the  
22 commencement of this action.
- 23 2. That Chrystal and Defendant, JASON KENNETH MARSHALL (hereinafter  
24 "Defendant"), were married on January 29, 1998, in the city of Caliente, State of Nevada,  
25 and have since remained married. The Parties have become, and continue to be,  
26 incompatible in marriage, and no reconciliation is possible.
- 27 3. That Chrystal is not now pregnant.

BRADSHAW LAW GROUP, LLC  
P.O. Box 282 • Caliente, Nevada 89008  
Telephone: 775-726-3057 • Fax: 775-726-3058

1 4. That Chrystal and Defendant have two (2) minor children in common. The Parties do not  
2 have any other biological or adopted children in common. The names and dates of birth  
3 of the Parties' children are:

4 <b>Child's Name</b>	<b>Date of Birth</b>
5 Auston Lee Marshall	November 19, 2002
6 MacKenzie Louise Marshall	August 31, 2004

7 5. **Child Residency.** The children are residents of the State of Nevada and have lived in the  
8 State of Nevada for at least the past six (6) months. Nevada is the habitual residence of  
9 the children, and this Court has the necessary UCCJEA jurisdiction to enter orders  
10 regarding custody and visitation.

11 6. That any custody and visitation orders made herein are in the best interest of the children.

12 7. That the amount of child support ordered herein is in compliance with NRS 125B.070 or  
13 it meets the children's financial needs and is based upon the deviation factors enumerated  
14 in NRS 125B.080.

15 8. That this Court has complete jurisdiction to enter this Decree and the orders regarding the  
16 distribution of assets and debts.

17 9. That Chrystal should be granted a Decree of Divorce for the reasons set forth in the  
18 Amended Complaint.

19 **NOW THEREFORE, IT IS HEREBY ORDERED** that the bonds of matrimony now  
20 existing between the Parties are hereby wholly dissolved, and an absolute Decree of Divorce is  
21 hereby granted to the Parties, and each of the Parties are hereby restored to the status of a single  
22 unmarried person.

23 **IT IS FURTHER ORDERED** that Chrystal is granted sole legal custody of the minor  
24 children.

25 **IT IS FURTHER ORDERED** that primary physical custody of the minor children shall be  
26 awarded to Chrystal, subject to the visitation rights of Defendant at Chrystal's discretion.

27 **IT IS FURTHER ORDERED** that child support shall be paid by Defendant in the amount  
28 of \$200.000 per month until each of the minor children reach eighteen (18) years of age if no

1 longer enrolled in high school, otherwise until each of the children graduates from high school or  
2 reaches nineteen (19) years of age, marries, or otherwise becomes emancipated, whichever  
3 comes first. This is based on the statutory minimum of \$100.00 per month per child due to  
4 Defendant's unemployment.

5 **IT IS FURTHER ORDERED** that no child support arrearages exist.

6 **IT IS FURTHER ORDERED** that a wage withholding shall issue against Defendant to  
7 secure payment of child support.

8 **IT IS FURTHER ORDERED** that the minor children are currently receiving their health  
9 insurance through Nevada State Medicaid, however, in the future, should either of the Parties  
10 become financially able to purchase/receive health insurance for the children, he/she/they shall  
11 be responsible for maintaining health insurance on the minor children.

12 **IT IS FURTHER ORDERED** that any medical expenses not covered by insurance shall be  
13 paid equally by both parties, pursuant to the 30/30 Rule, wherein the Party who receives a  
14 medical bill has thirty (30) days to provide the other Party with said bill, the receiving Party shall  
15 then have thirty (30) days to remit one-half (1/2) of said sum to the other Party.

16 **IT IS FURTHER ORDERED** that the Plaintiff shall claim both of the Parties' children as  
17 dependents every year for tax purposes.

18 **THE COURT FINDS, AND IT IS THEREFORE ORDERED** that there is community  
19 property which shall be divided as follows:

20 **Property to Chrystal:**

- 21 1. The marital residence located at 2412 Marshalls Drive, Caliente, Nevada, APN: 013-030-  
22 02;
- 23 2. The 2016 Chevrolet Equinox;
- 24 3. All of the clothing, jewelry and other personal property in Chrystal's possession; and
- 25 4. All of the clothing, jewelry, toys, school supplies, and other personal property belonging  
26 to the Parties' minor children.

27 ///

28 ///

1       **Property to Defendant:**

- 2       1. The Ford Explorer;
- 3       2. The Cadillac Escalade; and
- 4       3. All of the clothing, jewelry, and other personal property in Defendant's possession.

5       **THE COURT FINDS, AND IT IS THEREFORE ORDERED** that there are community  
6 debts which shall be equally divided between the Parties.

7       Each of the respective Parties shall be responsible for any and all debt incurred in their  
8 individual capacities since the date of filing the Complaint in this action.

9       **THE COURT FINDS, AND IT IS THEREFORE ORDERED** that there is no spousal  
10 support awarded to either of the Parties.

11       **THE COURT FINDS, AND IT IS THEREFORE ORDERED** that Chrystal was required  
12 to engage the services of an attorney which was provided to her by the Court to institute and  
13 prosecute this action against Defendant, and Defendant will be required to reimburse Chrystal for  
14 her reasonable attorney's fees to reimburse Lincoln County. Chrystal's attorney may submit a  
15 Memorandum of Attorney's Fees and Costs to the Court for the Court's consideration.

16       **IT IS FURTHER ORDERED** that Chrystal does not wish to have her former or maiden  
17 name restored.

18       **IT IS FURTHER ORDERED** that each Party shall submit information required in NRS  
19 125B.055, NRS 125.130, and NRS 125.230 on a separate form to the Court and the Welfare  
20 Division of the Department of Human Resources within ten (10) days from the date this Decree  
21 is filed. Such information shall be maintained by the Clerk in a confidential matter and not as  
22 part of the public record. The Parties shall update the information filed with the Court and the  
23 Welfare Division of the Department of Human Resources within ten (10) days should any of that  
24 information become inaccurate.

25       **NOTICE IS HEREBY GIVEN** of the following provision of NRS 125C.0045(60)

26               PENALTY FOR VIOLATION OF ORDER. THE ABDUCTION,  
27               CONCEALMENT, OR DETENTION OF A CHILD IN  
28               VIOLATION OF THIS ORDER IS PUNISHABLE AS A  
                  CATEGORY D FELONY AS PROVIDED IN NRS 193.130.  
                  NRS 200.359 provides that every person having a limited right of

1 custody to a child or any parent having no right of custody to the  
2 child who willfully detains, conceals, or removes the child from a  
3 parent, guardian, or other person having lawful custody or a right  
4 of visitation of the child in violation of an order of this court, or  
5 removes the child from the jurisdiction of the court without the  
6 consent of either the court or all persons who have the right to  
7 custody or visitation is subject to being punished for a Category D  
8 felony as provided in NRS 193.130.

9 **NOTICE IS HEREBY GIVEN** that the terms of the Hague Convention of October 25,  
10 1980, adopted by the 14th Session of the Hague Conference on Private International Law, apply  
11 if a parent abducts or wrongfully retains a child in a foreign country. The Parties are also put on  
12 notice of the following provision of NRS 125C.0045(8):

13 If a parent of the child lives in a foreign country or has significant  
14 commitments in a foreign country:

- 15 (a) The parties may agree and the court shall include in the  
16 order for custody of the child that the United States is the  
17 country of habitual residence of the child for the purposes  
18 of applying the terms of the Hague Convention as set forth  
19 in subsection 7.
- 20 (b) Upon motion of one of the parties, the court may order the  
21 parent to post a bond if the court determines that the parent  
22 poses an imminent risk of wrongfully removing or  
23 concealing the child outside the country of habitual  
24 residence. The bond must be in an amount determined by  
25 the court and may be used only to pay for the cost of  
26 locating the child and returning him to his habitual  
27 residence if the child is wrongfully removed from or  
28 concealed outside the country of habitual residence. The  
fact that a parent has significant commitments in a foreign  
country does not create a presumption that the parent poses  
an imminent risk of wrongfully removing or concealing the  
child.

22 **NOTICE IS HEREBY GIVEN** that the Parties are subject to the relocation  
23 requirements of NRS 125C.006 and NRS 125C.0065. If joint or primary physical custody has  
24 been established pursuant to an order, judgment, or decree of a court and one parent intends to  
25 relocate his or her residence to a place outside of this State or to a place within this State that is  
26 at such a distance that would substantially impair the ability of the other parent to maintain a  
27 meaningful relationship with the child, and the relocating parent desires to take the child with  
28 him or her, the relocating parent shall, before relocating: (a) attempt to obtain the written



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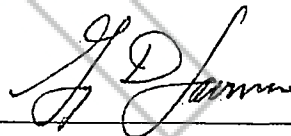
1 consent of the non-relocating parent to relocate with the child; and (b) if the non-relocating  
2 parent refuses to give that consent, petition the court for permission to move and/or for primary  
3 physical custody for the purpose of relocating. A parent who desires to relocate with a child has  
4 the burden of proving that relocating with the child is in the best interest of the child. The court  
5 may award reasonable attorney's fees and costs to the relocating parent if the court finds that the  
6 non-relocating parent refused to consent to the relocating parent's relocation with the child  
7 without having reasonable grounds for such refusal, or for the purpose of harassing the relocating  
8 parent. A parent who relocates with a child pursuant to this section without the written consent  
9 of the other parent or the permission of the court is subject to the provisions of NRS 200.359.

10 **NOTICE IS HEREBY GIVEN** that the Parties are subject to the provisions of NRS  
11 31A and NRS 125.007 regarding the collection of delinquent child support payments.

12 **NOTICE IS HEREBY GIVEN** that either Party may request a review of child support  
13 every three (3) years pursuant to NRS 125B.145.

14 **IT IS SO ORDERED.**

15 DATED this 12<sup>th</sup> day of June, 2019.



16  
17  
18 DISTRICT COURT JUDGE

19  
20 *Respectfully submitted by:*

21 BRADSHAW LAW GROUP

22  
23   
24 APRIL R. BRADSHAW, ESQ.

25 Nevada Bar No. 11963  
26 100 Depot Ave., Room 12  
27 P.O. Box 282  
28 Caliente, Nevada 89008  
Phone: (775) 726-3057  
Fax: (775) 726-3058  
april@bradshawlawgroup.net  
*Attorney for Plaintiff,*  
*Chrystal Dawn Marshall*



FILED

1 Case No.: CV 0206018

2 Dept. No.:

2019 DEC 13 AM 9:45

LISA C. BELL  
LINCOLN COUNTY CLERK  
AC

7 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
8 **IN AND FOR THE COUNTY OF LINCOLN**

9 \*\*\*\*\*

10 CHRYSTAL DAWN MARSHALL,

11 Plaintiff

12 vs.

13 JASON KENNETH MARSHALL,

14 Defendant.

**ORDER FOR RELIEF PURSUANT TO  
NRCP 70**

BRADSHAW LAW GROUP, LLC  
P.O. Box 282 • Caliente, Nevada 89008  
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15  
16 The Court having reviewed the Motion for Relief Pursuant to NRCP 70 filed by Plaintiff,  
17 CHRYSTAL DAWN MARSHALL, by and through her attorney, APRIL R. BRADSHAW,  
18 ESQ. of BRADSHAW LAW GROUP, and no opposition having been filed and good cause  
19 appearing,

20 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Clerk of the Court  
21 sign a Quitclaim Deed in favor of Plaintiff CHRYSTAL DAWN. MARSHALL for real property  
22 awarded to Plaintiff in the Decree of Divorce entered June 13, 2019, for the real property located  
23 in Lincoln County, to wit:

24 ///

25 ///

26 ///

27 ///

28 ///

1 Parcel No. 013-030-02

2 The North half (N1/2) of the Southwest quarter (SW1/4) of the Northeast quarter  
3 (NE1/4) of the Northwest quarter (NW1/4) of Section 2, Township 3 South,  
4 Range 67 East

5 Commonly known as 2412 Marshall's Drive, Caliente, Nevada 89008


6 IT IS SO ORDERED.

7 DATED this 13<sup>th</sup> day of ~~November~~ <sup>DECEMBER</sup>, 2019.

8   
9 DISTRICT COURT JUDGE

10 Respectfully submitted by:

11 BRADSHAW LAW GROUP

12   
13 APRIL R. BRADSHAW, ESQ.  
14 Nevada Bar No. 11963  
15 100 Depot Ave., Room 12  
16 P.O. Box 282  
17 Caliente, Nevada 89008  
18 Phone: (775) 726-3057  
19 Fax: (775) 726-3058  
20 [april@bradshawlawgroup.net](mailto:april@bradshawlawgroup.net)  
21 Attorney for Plaintiff, Chrystal Dawn Marhsall

BRADSHAW LAW GROUP, LLC  
P.O. Box 282 • Caliente, Nevada 89008  
Telephone: 775-726-3057 • Fax: 775-726-3058

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 013-030-02  
 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 \$ \_\_\_\_\_  
 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 6  
 b. Explain Reason for Exemption: TRANSFER OF TITLE BETWEEN FORMER SPOUSES IN COMPLIANCE WITH A DECREE OF DIVORCE  
 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 April R. Bradshaw Capacity ATTORNEY FOR GRANTEE, C. MARSHALL  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: SEVENTH JUDICIAL DIST CT. AND JASON MARSHALL  
 Address: P.O. BOX 90  
 City: PIUTE  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: CHRISTAL MARSHALL  
 Address: P.O. BOX 375  
 City: CALENTE  
 State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: APRIL R. BRADSHAW Escrow #: \_\_\_\_\_  
 Address: P.O. BOX 282  
 City: CALENTE State: NV Zip: 89008