

APN 003-191-06

APN \_\_\_\_\_

APN \_\_\_\_\_



OFFICIAL RECORD  
AMY ELMER, RECORDER

E03

FINDINGS OF FACT & CONCLUSIONS OF LAW

AND DECREE QUIETING TITLE

**Title of Document**

**Affirmation Statement**

ARB 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)

April R. Bradshaw ATTORNEY  
Signature Title

APRIL R. BRADSHAW  
Print

2-18-2020  
Date

**Grantees address and mail tax statement:**

LAURIE CULE  
P.O. BOX 824  
CALIENTE, NEVADA 89008

1 Case No.: CV 1153019

2 Dept. No.:

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**FILED**  
1:00 PM  
**FEB 14 2020**  
AC  
LISA C. LLOYD  
LINCOLN COUNTY CLERK

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

\*\*\*\*\*

LAURIE COLE, an individual,

Plaintiff,

vs.

TRINITY MISSION HEALTH & REHAB  
OF ROY, LP dba HERITAGE PARK, a  
foreign limited partnership; and DOES I  
through X; together with each and every one  
of the above-named Defendants; also all other  
persons or entities unknown claiming any  
right, title estate, lien, or interest in the real  
property described in the complaint adverse to  
Plaintiff's ownership, or any cloud upon  
Plaintiff's title thereto,

Defendants.

**FINDINGS OF FACT AND  
CONCLUSIONS OF LAW**

**I. FINDINGS OF FACT**

The cause having come on to be heard before the court sitting without a jury on the 14th day of February, 2020, and Plaintiff, LAURIE COLE having appeared in person and through counsel, APRIL R. BRADSHAW, ESQ., Defendant, TRINITY MISSION HEALTH & REHAB OF ROY, LP dba HERITAGE PARK being served via publication in the Lincoln County Record four (4) consecutive weeks as indicated in the Affidavit of Publication on file herein; and the Defendant having failed to answer or otherwise plead in the time allowed by law; the Plaintiff

BRADSHAW LAW GROUP, LLC  
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Telephone: 775-726-3057 • Fax: 775-726-3058

1 having heretofore entered the default of said Defendant, the court finds that said Defendant is  
2 adjudged to be in default.

3 Plaintiff having introduced evidence, both oral and documentary, Defendant having  
4 introduced no evidence, said cause having been submitted to the court for its decision and  
5 judgment, and the court, having been advised, in the premises finds that:

6 1. The Defendant named in the Verified Complaint has been served with Summons and  
7 Complaint in the form and manner as provided by law; that all the material allegations set forth  
8 in Plaintiff's Complaint are true as alleged; that Plaintiff is the owner of all that certain real  
9 property situate in the County of Lincoln, State of Nevada, as set forth in the Complaint, and said  
10 Plaintiff and said Plaintiff predecessors in interest have paid all taxes levied and assessed against  
11 said property that have been due.

12 2. A copy of the Summons and Complaint was posted on the parcel of land described in the  
13 Verified Complaint on December 5, 2019, as indicated by the Affidavit of Posting on file herein.

14 3. The Defendant named in the Complaint has not had, nor now has any right, title or  
15 interest whatsoever to said land and premise or parcels therein.

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II. CONCLUSION OF LAW

The Plaintiff, LAURIE COLE, is entitled to judgment against the Defendant named in the Complaint, quieting title to the land and each and every parcel thereof, as described in the Complaint on file herein, and described as follows, to wit:

LOT TWENTY-ONE (21) IN BLOCK A OF THE DENTON HEIGHTS ADDITION TO THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA, AS SHOWN ON THE MAP THEREOF RECORDED SEPTEMBER 11, 1996 IN THE BOOK OF PLATS, PAGE 14, LINCOLN COUNTY, NEVADA RECORDS

More commonly known as 226 Denton Heights, Caliente, Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER for 2014-2015: 003-191-06.

IT IS SO ORDERED.

DATED this 14<sup>th</sup> day of February, 2020.

  
DISTRICT COURT JUDGE

Respectfully submitted by:

BRADSHAW LAW GROUP

  
APRIL R. BRADSHAW, ESQ.

Nevada Bar No. 11963

100 Depot Avenue, Room 12

P.O. Box 282

Caliente, Nevada 89008

Phone: (775) 726-3057

Fax: (775) 726-3058

[april@bradshawlawgroup.net](mailto:april@bradshawlawgroup.net)

Attorney for Plaintiff, Laurie Cole

FINDINGS OF FACT AND CONCLUSIONS OF LAW

COPY

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, 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

16 day of February, 2020.

Anna de Araujo

Clerk/Deputy Clerk

FILED  
1:00 PM  
FEB 14 2020  
Lisa C. Lloyd  
LINCOLN COUNTY CLERK

1 Case No.: CV 1153019

2 Dept. No.:

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

9 \*\*\*\*\*

10 LAURIE COLE, an individual,  
11 Plaintiff,

DECREE QUIETING TITLE

12 vs.

13 TRINITY MISSION HEALTH & REHAB  
14 OF ROY, LP dba HERITAGE PARK, a  
15 foreign limited partnership; and DOES I  
16 through X; together with each and every one  
17 of the above-named Defendants; also all other  
18 persons or entities unknown claiming any  
19 right, title estate, lien, or interest in the real  
20 property described in the complaint adverse to  
21 Plaintiff's ownership, or any cloud upon  
22 Plaintiff's title thereto,  
23 Defendants.

24 This cause having come before the above-entitled court on the 14th day of February,  
25 2020, upon the Complaint of the Plaintiff to quiet title herein and against the above-named  
26 Defendants, and it appearing that the Defendants were duly and regularly served by law, and no  
27 answer having been filed by the Defendants, and the Defaults of the Defendants having been  
28 duly entered, and the court being satisfied that the allegations of said complaint are true.

NOW THEREFORE, IT IS HEREBY ORDERED ADJUDGED AND DECREED that  
Plaintiff herein is adjudged to be, and is hereby declared to be the owner of the following  
described property situate in the County of Lincoln, State of Nevada, to wit:

BRADSHAW LAW GROUP, LLC  
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LOT TWENTY-ONE (21) IN BLOCK A OF THE DENTON HEIGHTS  
ADDITION TO THE CITY OF CALIENTE, LINCOLN COUNTY,  
NEVADA, AS SHOWN ON THE MAP THEREOF RECORDED  
SEPTEMBER 11, 1996 IN THE BOOK OF PLATS, PAGE 14, LINCOLN  
COUNTY, NEVADA RECORDS

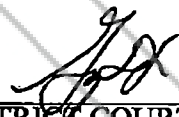
More commonly known as 226 Denton Heights, Caliente, Lincoln County,  
Nevada.

ASSESSOR'S PARCEL NUMBER for 2014-2015: 003-191-06.

IT IS FURTHER ORDERED that Defendants, and any persons claiming from, through,  
or under said Defendants, are decreed to have no interest in said real property and are forever  
barred from asserting any claim whatsoever in or to the said real property adverse to Plaintiff.

IT IS SO ORDERED.

DATED this 14<sup>th</sup> day of February, 2020.



DISTRICT COURT JUDGE

Respectfully submitted by:

BRADSHAW LAW GROUP

April R. Bradshaw  
APRIL R. BRADSHAW, ESQ.  
Nevada Bar No. 11963  
100 Depot Avenue, Room 12  
P.O. Box 282  
Caliente, Nevada 89008  
Phone: (775) 726-3057  
Fax: (775) 726-3058  
[april@bradshawlawgroup.net](mailto:april@bradshawlawgroup.net)  
Attorney for Plaintiff, Laurie Cole

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no jurisdiction  
of the court  
to the court  
2  
DECREE QUIETING TITLE  
to you

COPY

**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, 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**  
18 day of February, 2020.  
Amanda Craig  
**Clerk/Deputy Clerk**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-191-06  
 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 3  
 b. Explain Reason for Exemption: CLEARING CLOUDS ON 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 April R. Bradshaw Capacity ATTORNEY  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: SEVENTH JUDICIAL DIST CT.  
 Address: \_\_\_\_\_  
 City: PIONEER  
 State: NEVADA Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: LAURIE COLE  
 Address: P.O. BOX 824  
 City: CALENTE  
 State: NEVADA Zip: 89008

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