



OFFICIAL RECORD      E03  
AMY ELMER, RECORDER

APN 003-132-04

APN \_\_\_\_\_

APN \_\_\_\_\_

DEFAULT DECREE QUIETING TITLE

**Title of Document**

**Affirmation Statement**

K 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]      ATTORNEY  
Signature      Title

FRANKLIN J. KATSCHKE  
Print

7/30/20  
Date

**Grantees address and mail tax statement:**

KURT DAVIS  
PO BOX 595  
CALIENTE, NV 89009

FILED

2020 JUL 30 PM 4: 17

LISA C. LLOYD  
LINCOLN COUNTY CLERK  
*al*  
DEPUTY

1 Case No.: CV 0301420

2 Dept.:

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

6 \*\*\*\*\*

7  
8 KURT DAVIS,

9 Plaintiff,

10 v.

**DEFAULT DECREE QUIETING TITLE**

11 and DOES 1 through 99,

12 Defendants.

13  
14  
15 This cause coming before this Court and Default Judgment being entered against all known  
16 and unknown heirs, PLAINTIFF being represented by FRANKLIN J. KATSCHKE, Esq.,

17 WHERE, IT APPEARS AND THE COURT FINDS,

18 That all unknown heirs and Defendants were served by publication as shown by the Proof of  
19 Publication showing the Summons was published in the Lincoln County Record each week from May  
20 8, 2020 through May 29, 2020;

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

24 WHEREAS, the Court has read the Complaint with respect to ownership and possession of  
25 real property described therein; and the Court being satisfied that the allegations of the Complaint are  
26 true and that the relief asked for should be granted. therefore, on motion of FRANKLIN J.

27 KATSCHKE, Esq., attorney for Plaintiff,

28 IT IS SO ORDRED, ADJUDGED, AND DECREED:

Katschke Law, LLC  
820 N. Spring St. Suite A  
PO Box 703 ♦ Caliente, NV 89008  
(775) 726-3162

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1. That Plaintiff owns in fee simple, as his sole and separate property, and is entitled to the quiet title and peaceful possession of that certain parcel of land situated in the County of Lincoln, State of Nevada, and described as follows, to-wit:

**All of Lot numbered Sixteen (16) in Block B in the JAMES H. GOTTFREDSON ADDITION to the City of Caliente, County of Lincoln, State of Nevada.**

APN: 003-132-04

2. That Plaintiff's 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;

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 20<sup>th</sup> day of July 2020.

  
DISTRICT COURT JUDGE

Submitted by:  
FRANKLIN J. KATSCHKE, Esq.  
Nevada Bar No. 13516  
P.O. Box 703  
Caliente, NV 89008  
(775) 726-3162  
office@katschkelaw.com

Katschke Law, LLC  
820 N. Spring St. Suite A  
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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-132-04
- 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

\$ 0

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 3
- b. Explain Reason for Exemption: QUIET TITLE ACTION

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 [Signature] Capacity ATTORNEY FOR GRANTEE

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

TH JUDICIAL DISTRICT COURT  
**(REQUIRED)**  
Print Name: ~~JOHN KEITH LOGAN DONNA MARIE PEEPE~~  
Address: PO BOX 595  
City: CALENTE  
State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**  
Print Name: KURT DAVIS  
Address: PO BOX 595  
City: CALENTE  
State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: KATSCHKE LAW, LLC Escrow #: \_\_\_\_\_  
Address: PO BOX 703  
City: CALENTE State: NV Zip: 89008