

APN 010-162-06

APN _____

APN _____

LINCOLN COUNTY, NV

2021-159516

Rec:\$37.00

Total:\$37.00

01/25/2021 03:36 PM

APRIL R. BRADSHAW, ESQ.

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OFFICIAL RECORD
AMY ELMER, RECORDER

E03

Findings of Fact and Conclusions of Law & 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

January 25, 2021
Date

Grantees address and mail tax statement:

Robert Mayo
1612 Council Bluff Lane
North Las Vegas, Nevada 89031

FILED

2021 JAN 22 PM 4:20

LISA C. LLOYD
LINCOLN COUNTY CLERK
OFFICE

1 Case No.: CV 1103920

2 Dept. No.:

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6
7 **SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
8 **IN AND FOR THE COUNTY OF LINCOLN**

9 *****

10 ROBERT MAYO, an individual,

11 Plaintiff,

12 vs.

13 DELBERT CLOIS DAY a/k/a D.C. DAY, an
14 individual; FAY MOUNT DAY, an
15 individual; FAY MOUNT DAY as Trustee of
16 the DELBERT CLOIS DAY AND FAY
17 MOUNT DAY FAMILY LIVING TRUST;
18 JAMES FRANKLIN, an individual; and
19 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,

20 Defendants.

**FINDINGS OF FACT AND
CONCLUSIONS OF LAW**

21
22 **I. FINDINGS OF FACT**

23 This cause having come on to be heard before the court sitting without a jury on the 22nd day
24 of January, 2021, and Plaintiff, ROBERT MAYO, not being present, but having appeared
25 through counsel of record, APRIL R. BRADSHAW, ESQ., Defendants, DELBERT CLOIS
26 DAY a/k/a D.C. DAY; FAY MOUNT DAY; FAY MOUNT DAY as Trustee of THE DELBERT
27 CLOIS DAY AND FAY MOUNT DAY FAMILY LIVING TRUST; and JAMES FRANKLIN
28 being served via publication in the Lincoln County Record four (4) consecutive weeks as

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

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

1 indicated in the Affidavit of Publication on file herein; and the Defendants having failed to
2 answer or otherwise plead in the time allowed by law; the Plaintiff having heretofore entered the
3 default of said Defendants, the court finds that said Defendants are adjudged to be in default.

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

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

13 2. A copy of the Summons and Complaint was posted on the parcel of land described in the
14 Verified Complaint on November 14, 2020, as indicated by the Affidavit of Posting on file
15 herein.

16 3. The Defendants named in the Complaint have not had, nor now have any right, title or
17 interest whatsoever to said land and premise or parcels therein.

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II. CONCLUSION OF LAW

The Plaintiff, ROBERT MAYO, is entitled to judgment against the Defendants 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 NO. 14, SUNRISE ACRES, TRACT NO. 1

More commonly known as 5477 Grover Avenue, Rachel, Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER: 010-162-06

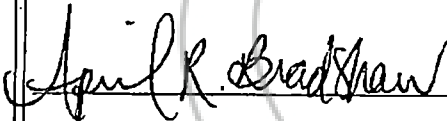
IT IS SO ORDERED.

DATED this 22nd day of January, 2021.


DISTRICT COURT JUDGE

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
Attorney for Plaintiff, Robert Mayo

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FILED

1 Case No.: CV 1103920

2 Dept. No.:

2021 JAN 22 PM 4:20

LISA C. LLOYD
LINCOLN COUNTY CLERK

DEPUTY

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

9 *****

10 ROBERT MAYO, an individual,
11 Plaintiff,

DECREE QUIETING TITLE

12 vs.

13 DELBERT CLOIS DAY a/k/a D.C. DAY, an
14 individual; FAY MOUNT DAY, an
15 individual; FAY MOUNT DAY as Trustee of
16 the DELBERT CLOIS DAY AND FAY
17 MOUNT DAY FAMILY LIVING TRUST;
18 JAMES FRANKLIN, an individual; and
19 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,

20 Defendants.

21
22 This cause having come before the above-entitled court on the 22nd day of January,
23 2021, upon the Complaint of the Plaintiff to quiet title herein and against the above-named
24 Defendants, and it appearing that the Defendants were duly and regularly served by law, and no
25 answer having been filed by the Defendants, and the Defaults of the Defendants having been
26 duly entered, and the court being satisfied that the allegations of said complaint are true.

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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:

LOT NO. 14, SUNRISE ACRES, TRACT NO. 1

More commonly known as 5477 Grover Avenue, Rachel, Lincoln County, Nevada.

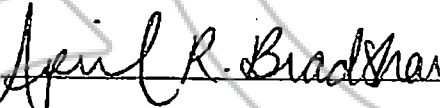
ASSESSOR'S PARCEL NUMBER: 010-162-06

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 22nd day of January, 2021.


DISTRICT COURT JUDGE

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
Attorney for Plaintiff, Robert Mayo

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 010-162-06
 b. _____
 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'/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

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 for Robert Mayo
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Seventh Judicial District Cour
 Address: 181 N. Main Street, P.O. Box 90
 City: Pioche
 State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Robert Mayo
 Address: 1612 Council Bluff Lane
 City: North Las Vegas
 State: Nevada Zip: 89031

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: April R. Bradshaw, Esq. Escrow # _____
 Address: P.O. Box 282
 City: Caliente State: Nevada Zip: 89008

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED