

APN 002-182-03

APN 012-200-12

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

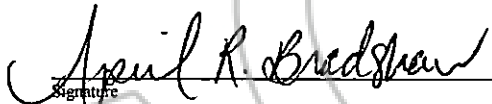
Findings of Fact and Conclusions of Law & Decree Quieting Title

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)


Signature

April R. Bradshaw, Attorney for Michael D. Phillips, Mary Ellen Phillips, and Michael D. and Mary Ellen Philips Trust
Print

March 1, 2021
Date

Grantees address and mail tax statement:

Michael D. and Mary Ellen Phillips
7470 Lansing Street
Las Vegas, Nevada 89120

NRS 239B.030 Recorded, filed or otherwise submitted documents.

FILED

1 Case No.: CV 1204420

2021 FEB 26 PM 4:50

2 Dept. No.:

LISA C. LLOYD
LINCOLN COUNTY CLERK

DEPOSIT

7 SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF LINCOLN

9 *****

10 MICHAEL D. PHILLIPS, an individual;
11 MARY ELLEN PHILLIPS, an individual; and
12 MICHAEL D. PHILLIPS and MARY ELLEN
13 PHILLIPS, as Trustees of the MICHAEL D.
14 AND MARY ELLEN PHILLIPS TRUST,

FINDINGS OF FACT AND
CONCLUSIONS OF LAW

15 Plaintiff,

16 vs.

17 BARBARA PHILLIPS TODD, an individual;
18 DONALD PHILLIPS TODD, an individual;
19 BARBARA COWART HARTLEY, an
20 individual; WENDALL L. COWART, an
21 individual; and DOES I through X; together
22 with each and every one of the above-named
23 Defendants; also all other persons or entities
24 unknown claiming any right, title estate, lien,
25 or interest in the real property described in the
26 complaint adverse to Plaintiffs' ownership, or
27 any cloud upon Plaintiffs' title thereto,

28 Defendants.

I. FINDINGS OF FACT

The cause having come on to be heard before the court sitting without a jury on the 26th of February, 2021, and Plaintiffs, MICHAEL D. PHILLIPS and MARY ELLEN PHILLIPS, in their individual and representative capacities as Trustees of the MICHAEL D. AND MARY ELLEN PHILLIPS TRUST, not being present, but having appeared through their counsel, APRIL R. BRADSHAW, ESQ. of Bradshaw Law Group; Defendants BARBARA PHILLIPS

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 • Callente, Nevada 89008
Telephone: 775-726-3057 • Fax: 775-726-3058

1 TODD, DONALD PHILLIPS TODD, BARBARA COWART HARTLEY, and WENDALL L.
2 COWART, being served via publication in the Lincoln County Record for four (4) consecutive
3 weeks as indicated in the Affidavit of Publication on file herein; and the Defendants having
4 failed to answer or otherwise plead in the time allowed by law; the Plaintiffs having heretofore
5 entered the default of said Defendants, the Court finds that said Defendants are adjudged to be in
6 default.

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

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

16 2. A copy of the Summons and Complaint was posted on the parcel of land described in the
17 Verified Complaint on December 29, 2020, as indicated by the Affidavit of Posting on file
18 herein.

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

21 I. CONCLUSION OF LAW

22 1. The Plaintiff, MICHAEL D. and MARY ELLEN PHILLIPS TRUST, is entitled to
23 judgment against the Defendants named in the Complaint, quieting title to the land and each and
24 every parcel thereof, as described in the Complaint on file herein, and described as follows, to
25 wit:

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PARCEL 1

THE NORTH HALF LOT 3 IN BLOCK 34 IN THE TOWN OF PANACA, AS SHOWN ON THE OFFICIAL MAP THEREOF RECORDED MARH 6, 1922, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 34, LINCOLN COUNTY NEVADA RECORDS.

ASSESSOR'S PARCEL NUMBER FOR 2020-2021: 002-182-03

2. The Plaintiffs, MICHAEL D. PHILLIPS and MARY ELLEN PHILLIPS, are 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:

PARCEL 2

TOWNSHIP 2 SOUTH RANGE 68 EAST M.D.B.&M.
SECTION 17: NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼)

ASSESSOR'S PARCEL NUMBER FOR 2020-2021: 012-200-12

IT IS SO ORDERED.

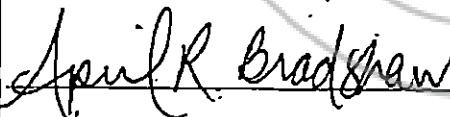
DATED this 26th day of February, 2021.



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 Plaintiffs

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Clerk of Court

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, 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 1st day of March, 2021.
Amara Cheryala
Clerk/Deputy Clerk

FILED

1 Case No.: CV 1204420

2 Dept. No.:

2021 FEB 26 PM 4:50

LISA C. LLOYD
LINCOLN COUNTY CLERK

OFFICE

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

9 *****

10 MICHAEL D. PHILLIPS, an individual;
11 MARY ELLEN PHILLIPS, an individual; and
12 MICHAEL D. PHILLIPS and MARY ELLEN
13 PHILLIPS, as Trustees of the MICHAEL D.
14 AND MARY ELLEN PHILLIPS TRUST,

DECREE QUIETING TITLE

15 Plaintiff,

16 vs.

17 BARBARA PHILLIPS TODD, an individual;
18 DONALD PHILLIPS TODD, an individual;
19 BARBARA COWART HARTLEY, an
20 individual; WENDALL L. COWART, an
21 individual; and DOES I through X; together
22 with each and every one of the above-named
23 Defendants; also all other persons or entities
24 unknown claiming any right, title estate, lien,
25 or interest in the real property described in the
26 complaint adverse to Plaintiffs' ownership, or
27 any cloud upon Plaintiffs' title thereto,

28 Defendants.

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

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1 IT IS FURTHER ORDERED ADJUDGED AND DECREED that Defendants, and any
2 persons claiming from, through, or under said Defendants, are decreed to have no interest in said
3 real property and are forever barred from asserting any claim whatsoever in or to the said real
4 properties adverse to Plaintiffs.

5 IT IS SO ORDERED.

6 DATED this 26th day of February, 2021.

7
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9 
DISTRICT COURT JUDGE

10 Submitted by:

11 BRADSHAW LAW GROUP

12
13 

14 APRIL R. BRADSHAW, ESQ.
15 Nevada Bar No. 11963
16 100 Depot Avenue, Room 12
17 P.O. Box 282
18 Caliente, Nevada 89008
19 Phone: (775) 726-3057
20 Fax: (775) 726-3058
21 april@bradshawlawgroup.net
22 *Attorney for Plaintiffs*

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

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DECREE QUIETING TITLE

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
1st day of March, 2021.
Arabella [Signature]
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 002-182-03
 b. 012-200-12
 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 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 Grantees

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: Michael D. Phillips
 Address: 7470 Lansing Street
 City: Las Vegas
 State: Nevada Zip: 89120

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

Print Name: April R. Bradshaw, Esq.
 Address: P.O. Box 282
 City: Caliente

Escrow # _____
 State: Nevada Zip: 89008

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Additional Grantees:

Mary Ellen Phillips
7470 Lansing Street
Las Vegas, Nevada 89120

Michael D. and Mary Ellen Phillips Trust
Michael D. Phillips and Mary Ellen Phillips, as Trustees
7470 Lansing Street
Las Vegas, Nevada 89120

