

APN 002-182-03

APN 012-200-12

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

CANCELLATION OF NOTICE OF PENDENCY OF ACTION TO QUIET 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
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.

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

MICHAEL D. PHILLIPS, an individual;)
MARY ELLEN PHILLIPS, an individual;) Case No. CV 1204420
and MICHAEL D. PHILLIPS and MARY)
ELLEN PHILLIPS, as Trustees of the)
MICHAEL D. AND MARY ELLEN)
PHILLIPS TRUST,)

Plaintiff,)

vs.)

BARBARA PHILLIPS TODD, an)
individual; DONALD PHILLIPS TODD,)
an individual; BARBARA COWART)
HARTLEY, an individual; WENDALL L.)
COWART, an individual; 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 Plaintiffs')
ownership, or any cloud upon Plaintiffs')
title thereto,)

Defendants.)

CANCELLATION OF NOTICE OF PENDENCY OF
ACTION TO QUIET TITLE (LIS PENDENS)

NOTICE IS HEREBY GIVEN that an action was commenced in the above-entitled court by the above-named Plaintiff against the above-named Defendants, which suit is completed, and a final order and decree has been entered by the Court in favor of the Plaintiffs. That on December 10, 2020, in connection with the above-entitled case, the undersigned recorded a Notice of Pendency of Action to Quiet Title (Lis Pendens) in the Office of the Lincoln County Recorder at 2020-159290. The Judgment by order of the above-entitled court is that said Defendants have no,

and that said Defendants do not have any, estate, right, title, interest or lien in or upon said real property, or any part thereof, but that the Plaintiffs are the owners thereof in fee simple absolute; that the said Defendants, and each of them, their, and each of their, servants, agents, attorneys, and employees and all unknown Defendants and all unknown heirs described as such, and each of them be forever restrained, enjoined and barred from claiming or asserting any estate, right, title, interest, lien, claim or possession in or to said real property or any part thereof adverse to the Plaintiff herein.

IN ACCORDANCE THEREFORE WITH THE COURT'S DECREE the undersigned does hereby cancel, withdraw, and remove said Notice of Pendency of Action to Quiet Title (Lis Pendens) filed December 10, 2020, in the above-entitled action.

DATED this 1st day of March, 2021.

BRADSHAW LAW GROUP



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Mary Ellen Phillips, and Michael D. and
Mary Ellen Phillips Trust*