

FILED

2021 MAR 26 PM 12:29

LISA C. LLOYD
LINCOLN COUNTY CLERK

1 Case No.: CV 1104020

2 Dept.: 2

4 IN THE SEVENTH JUDICIAL DISTRICT COURT

5 IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA

6 *****

8 CATHERINE BYRNE,

9 Plaintiff,

10 v.

11 GERRY HULSE, CHANELE MAPES,
12 JESSIE HULSE, and DOES 1-99,

13 Defendants.

DECREE QUIETING TITLE

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

15 This cause having come before this Court and Plaintiff, CATHERINE BYRNE, being
16 represented by FRANKLIN J. KATSCHKE, Esq.,

17 WHEREAS, IT APPEARS AND THE COURT FINDS,

18 That all unknown heirs and Defendants were served by publication as shown by the Notice of
19 Filing Affidavit of Publication, filed on January 19, 2021, showing the Summons was published in the
20 Lincoln County Record each week from December 11, 2020 through January 1, 2021;

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 have been
23 served or filed herein, and;

24 That all known Defendants have filed with this Court a Waiver of Service of Summons and a
25 Renunciation and Disclaimer of Interest In Property;

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

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

IT IS SO ORDERED, ADJUDGED, AND DECREED:

1. That Plaintiff owns in fee simple, as her 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 that certain real property situated in the County of Lincoln, State of Nevada, known as 298 Lacour Street and described as follows:

Lots 1, 2, 39, and 40 in Block 35 as shown and delineated on the plat of said town of Pioche, on file in the Recorder's Office of Lincoln County, Nevada.

APN: 001-072-11

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 26th day of March 2021.

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

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
10 day of April, 2021.
Demarcus Chalmers
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 001-072-11
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" 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'l/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 \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. 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: Decree Quieting 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: [Signature] Capacity: Attorney
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Gerry Hulse, Chanele Mapes, Jessie Hulse, and Does 1-99
 Address: 5306 Golfridge Dr.
 City: Las Vegas
 State: Nevada Zip: 89130

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Cathy Byrne
 Address: 5306 Golfridge Dr.
 City: Las Vegas
 State: Nevada Zip: 89130

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Franklin J. Katschke Escrow # _____
 Address: PO Box 703
 City: Caliente State: Nevada Zip: 89008