

APN: 003-142-12



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

DECREE QUIETING TITLE

Title of Document

Affirmation Statement

JK 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: _____

[Signature]
Signature

Attorney
Title

Franklin James Katschke
Print

04/27/2021
Date

Grantee(s) address and mail tax statements to:

Howard and Cynthia Baker
1571 Chowchilla Cir.
Pahrump, NV 89060

FILED

2021 APR 23 PM 12:19

LISA C. LLOYD
LINCOLN COUNTY CLERK
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Case No.: CV 0100321

Dept.: 2

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

HOWARD GAYLON BAKER and)
CYNTHIA JANE BAKER,)

Plaintiffs,)

v.)

The Estate of EARLENE LESICKA and)
DOES 1-99,)

Defendants.)

DECREE QUIETING TITLE

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

This cause coming before this Court and Judgment being entered against all known and unknown heirs, Plaintiffs, HOWARD GAYLON BAKER and CYNTHIA JANE BAKER, being represented by FRANKLIN J. KATSCHKE, Esq.,

WHEREAS, IT APPEARS AND THE COURT FINDS,

That all unknown heirs and Defendants were served by publication as shown by the Proof of Publication showing the Summons was published in the Lincoln County Record each week from February 26, 2021 through March 19, 2021;

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

WHEREAS, the Court has read the Complaint with respect to ownership and possession of the 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 Plaintiffs,

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

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IT IS SO ORDERED, ADJUDGED, AND DECREED:

1. That Plaintiffs own in fee simple, as their sole and separate property, and are 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 situate in the County of Lincoln, State of Nevada, known as 950 A Street, Caliente, NV 89008 and described as follows:
Lot 5 in Block B of the WEST END ADDITION to the City of Caliente, Lincoln County, Nevada as shown on the subdivision map thereof recorded October 6, 1926 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 44, Lincoln County, Nevada records. Assessor Parcel No. 003-142-12.
2. That Plaintiffs' 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 24 day of April 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
Attorney for Plaintiffs

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, Pledge, Nevada. In witness whereof, I have hereunto set my hand and seal at the seat of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, this

28 day of April, 2021

William Grant Armitage
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-142-12
 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 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: The Estate of Earlene Lesicka and Does 1-99
 Address: 1571 Chowchilla Cir
 City: Pahrump
 State: Nevada Zip: 89060

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Howard Gaylon Baker and Cynthia Jane Baker
 Address: 1571 Chowchilla Cir
 City: Pahrump
 State: Nevada Zip: 89060

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