

APN 010-181-13

APN 90-181-12

APN 010-181-11



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

DEGREE QUIETING TITLE
Title of Document

Affirmation Statement

X 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 FOR
Signature Title DAWN & RICHARD C. LUND, JR.

APRIL R. BRADSHAW
Print

5-28-2021
Date

Grantees address and mail tax statement:

DAWN M. LUND & RICHARD C. LUND, JR.
918 HOLLOWBLUFF AVE-
NORTH LAS VEGAS, NEVADA 891301

FILED

2021 MAY 26 PM 3:28

LISA C. LLOYD
LINCOLN COUNTY CLERK
al
DEPUTY

1 Case No.: CV 0100221

2 Dept. No.:

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7 SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF LINCOLN

9 *****

10 RICHARD C. LUND, JR., an individual; and
11 DAWN M. LUND, an individual;

12 Plaintiffs,

13 vs.

14 RICHARD C. LUND, an individual;
15 RAMONA J. LUND, an individual;
16 DELBERT CLOIS DAY a/k/a D.C. DAY, an
17 individual; FAY MOUNT DAY, an
18 individual; FAY MOUNT DAY as Trustee of
19 the DELBERT CLOIS DAY AND FAY
20 MOUNT DAY FAMILY LIVING TRUST;
21 JAMES FRANKLIN, an individual; and
22 DOES I through X; together with each and
23 every one of the above-named Defendants;
24 also all other persons or entities unknown
25 claiming any right, title estate, lien, or interest
26 in the real property described in the complaint
27 adverse to Plaintiff's ownership, or any cloud
28 upon Plaintiff's title thereto,

Defendants.

DECREE QUIETING TITLE

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

This cause coming on regularly to be heard on this 24th day of May, 2021, before the above-entitled Court, sitting without a jury, the HONORABLE GARY D. FAIRMAN, District Court Judge, presiding; the Plaintiffs being represented in Court by APRIL R. BRADSHAW, ESQ. of Bradshaw Law Group, their attorney; said action having been dismissed as to all fictitious Defendants designated by the names DOES I through X;

1 3. That Defendants and any person claiming under them are permanently enjoined
2 and restrained from asserting any claim or interest in or to said real property or any part thereof.

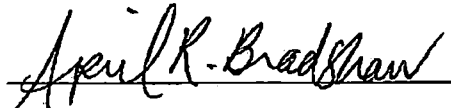
3 DATED this 24th day of May, 2021.

4
5 

6 _____
DISTRICT COURT JUDGE

7 Respectfully Submitted by:

8 BRADSHAW LAW GROUP

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10 

11 APRIL R. BRADSHAW, ESQ.
12 Nevada Bar No. 11963
13 100 Depot Avenue, Room 12
14 P.O. Box 282
15 Caliente, Nevada 89008
16 Phone: (775) 726-3057
17 Fax: (775) 726-3058
18 april@bradshawlawgroup.net
19 *Attorney for Plaintiffs, Richard C. Lund, Jr.*
20 *and Dawn M. Lund*

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EXHIBIT A

(1) Lot No. 6, Sunset Acres, Tract No. 2 (Rachel Community).

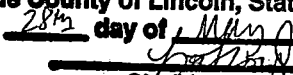
ASSESSOR'S PARCEL NUMBER: 010-181-11

(2) Lot No. 5, Sunset Acres, Tract No. 2 (Rachel Community)

ASSESSOR'S PARCEL NUMBER: 010-181-12

(3) Lot No. 4 Sunset Acres, Tract No. 2 (Rachel Community)

ASSESSOR'S PARCEL NUMBER: 010-181-13

This document to which this certificate is attached
is a full, true and correct copy of the
file in the County Clerk's Office,
Nevada. In witness whereof, I have
set my hand and affixed the seal of the
Seventh Judicial District Court in and for
the County of Lincoln, State of Nevada, this
28th day of May, 2021.

Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 010-181-13
- b) 010-181-12
- c) 010-181-11
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
- b. Explain Reason for Exemption: RECOGNIZING TRUE STATUS -
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 April R. Bradshaw Capacity ATTORNEY FOR GRANTEE

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: SEVENTH JUDICIAL DISTRICT COURT
 Address: IN AND FOR THE STATE OF NEVADA COUNTY
OF LINCOLN P.O. BOX 90
 City: PROCTER
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: RICHARD C. LUND JR. AND
DANN M. LUND
 Address: 910 HOLLOW BLUFF AVE.
 City: NORTH LAS VEGAS
 State: NEVADA Zip: 891301

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

Print Name: APRIL R. BRADSHAW, ESQ. Escrow #: _____
 Address: P.O. BOX 282
 City: CAULENTE State: NV Zip: 89008