LINCOLN COUNTY, NV

2021-160444

Rec:\$37.00 Total:\$37.00

05/28/2021 11:30 AM

APRIL R. BRADSHAW, ESQ.

Pgs=6 AE

APN 010-181-13

APN 90-191-12

00007070202101604440060065

OFFICIAL RECORD
AMY ELMER, RECORDER

E03

DEURPE QUIETING TITLE

Title of Document

Affirmation Statement

X	I, the undersigned here	by affirm that the atta	ched document,	including any e	xhibits, hereby
	for recording does not				
number, o	or any "Personal Inform	ation" (as defined by	NRS 603A.040)	of any person of	r persons. (Per NRS
239B.030)				
			7%	All Control of the Co	

	I, the undersign	gned hereby a	iffirm that the atta	ched docur	nent, includi	ng any exh	ibits, hereby
submitted	for recording	does contair	the social securit	y number,	driver's licer	ise or ident	tification card
number, o	or any "Person	al Informatio	n" (as defined by I	NRS 603A	.040) of a pe	rson or per	sons as required
by law:					· ·	N	•

(State specific law)

APN010 - 181-11

JANNY FOR DANNY FOR DANNY KICHARD C. LUNDYR.

APRIL R. BRADSHAW

5.28.202

Date

Grantees address and mail tax statement:

DANNIM. LUND & RICHARD C. LUND, JR.

918 HOLLOWBLUFF AVE-

NORTH LAS VEGAS, NEVADA 89301

2021 MAY 26 PM 3: 28

Dept. No.:

LISA C. LLOYD LINCOLN COUNTY CLERK

3 4

2

5

6

7

8

9

10

11

12

13 14

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

15

16 17

18

19

20

21

22 23

24 25

26

27 28 RICHARD C. LUND, JR., an individual; and

DAWN M. LUND, an individual;

Plaintiffs,

RICHARD C. LUND, an individual; RAMONA J. LUND, an individual; DELBERT CLOIS DAY a/k/a D.C. DAY, an individual; FAY MOUNT DAY, an individual; FAY MOUNT DAY as Trustee of the DELBERT CLOIS DAY AND FAY MOUNT DAY FAMILY LIVING TRUST; JAMES FRANKLIN, 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 Plaintiff's ownership, or any cloud

upon Plaintiff's title thereto.

Defendants.

DECREE QUIETING TITLE

This cause coming on regularly to be heard on this 24 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. ESO. of Bradshaw Law Group, their attorney; said action having been dismissed as to all fictitious Defendants designated by the names DOES I through X;

SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF LINCOLN

DECREE QUIETING TITLE

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

WHEREAS, IT APPEARS AND THE COURT FINDS:

That all unknown heirs and Defendants were served by publication as shown by the affidavit of Publication showing the Summons was published in the Lincoln County Record each week from February 19, 2021 thru March 12, 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 Affidavit of RICHARD C. LUND, JR. and DAWN M. LUND, outlining the allegations of said Complaint respecting ownership and possession of real property described in said Complaint; 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 APRIL R. BRADSHAW, Esq., attorney for Plaintiffs,

IT IS SO ORDERED, ADJUDGED AND DECREED:

- That Plaintiffs owns in fee simple, as their sole and separate property, and are 1. entitled to the quiet and peaceful possession of those certain parcels of land attached hereto as Exhibit "A," which are situated in the County of Lincoln, State of Nevada.
- 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;

///

21 ///

22 111

23 1.11

24 ///

HI25

26 III

27

28

DECREE QUIETING TITLE

3.	That Defe	ndants and	any person	claiming u	nder the	m are pe	rmanen	tly enjo	oine
and restrained		. — •		st in or to sa	id real p	roperty o	or any pa	art ther	eof.
DATE	D this 2'	day of Ma	y, 2021.		00	<i>[</i>		\	

DISTRICT COURT JUDGE

Respectfully 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, Richard C. Lund, Jr. and Dawn M. Lund

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 occay of file in the County C.

Nevada. In witness to set my hand and admited the count. The Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, this day of Many 20 20 20 Cierk/Deputy Clerk

4
DECREE QUIETING TITLE

DECLARATION OF VALUE FORM 1. Assessor Parcel Number(s) a) 010 - 181 - 13 b)010-181-12 c) 010-181-11 2. Type of Property: Vacant Land Single Fam. Res. a) b) 🕅 FOR RECORDER'S OPTIONAL USE ONLY c) Condo/Twnhse d) 2-4 Plex Book: Page: Apt. Bldg f) Comm'l/Ind'l Date of Recording: e) Agricultural Mobile Home h) Notes: g) Other 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 ALLETING TILE % 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. Capacity ATTORNEY FOR GIPANTERS Signature. Signature Capacity SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: SEVENTHOUSIGH DISTRICT COURT Print Name: RUHARD C. LUND JR. Address: OF LIND FOR THE STATE OF NEVADA LOUNTY Address: 910 DAWN M. LUND Address: 910 HOLLOW BLUFF AVE. City: Procette City: NORTH LAS VEGAS State: NV State: NEV MOA Zip: 89130\ COMPANY/PERSON REQUESTING RECORDING (required if not seller or buver) Print Name: APKIN K. BRANSHAW, ESO. Escrow #: Address: P.D. Box 282 City: CALLENTE State: NV Zip: 89008

STATE OF NEVADA