

APN: 013-030-06

Space reserved for Recorder's Use

Recording requested by:
APRIL R. BRADSHAW, ESQ.
BRADSHAW LAW GROUP, LLC

LINCOLN COUNTY, NV **2021-160724**
Rec:\$37.00
Total:\$37.00 **06/28/2021 08:23 AM**
APRIL R. BRADSHAW, ESQ. Pgs=9 KC

When recorded mail to and
mail tax statements to:

Darlene Liscio
P.O. Box 661
Caliente, Nevada 89008



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

CORRECTION DEED

Re: Correction of Document No. 2020-159253 to add the name of the Party of the First Part and attach Order for Relief Pursuant to NRCP 70 and Decree of Divorce

THIS INDENTURE, made the 25th day of June, 2021, by and between, Lisa Lloyd, Clerk of the Court, per Order of the Seventh Judicial District Court in and for the State of Nevada, County of Clark, dated August 23, 2019, the party of the first part on behalf of PAUL CHARBONEAU, and DARLENE LISCIO the party of the second part;

WITNESSETH:

That the party of the first part, in the consideration of the sum of Ten Dollars (410.00), lawful money of the United States of America, in accordance with Order of the Seventh Judicial District Court in and for the State of Nevada, County of Lincoln and in accordance with NRCP 70, to her in hand paid by the party of the second part, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, remise, release, and forever QUITCLAIM unto the party of the second part and to her heirs and assigns all of those certain lots, pieces, parcels of land situate in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to wit:

Parcel No. 013-030-06

Township 3 South, Range 67 East, M.D.B. and M. Section 2: The Northeast quarter (NE1/4) of the Southwest quarter (SW1/4) of the Northwest quarter (NW1/4)

Commonly known as 2729 Wildhorse Mesa Road, Caliente, Nevada 89008.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said party of the second part and to her heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand on this 25th day of June, 2021.

LISA LLOYD, Clerk of the Court on behalf of
PAUL CHARBONEAU

FILED

Case No.: CV 1267018

2019 AUG 23 PM 1:01

LISA C. LLOYD
LINCOLN COUNTY CLERK
ll
DEPUTY

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

DARLENE LISCIO,

Plaintiff

vs.

PAUL CHARBONEAU,

Defendant.

ORDER FOR RELIEF PURSUANT TO
NRCP 70

The Court having reviewed the Motion for Relief Pursuant to NRCP 70 filed by Plaintiff, DARLENE LISCIO, by and through her attorney, APRIL R. BRADSHAW, ESQ. of BRADSHAW LAW GROUP, and no opposition having been filed and good cause appearing,

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Clerk of the Court sign a Quitclaim Deed in favor of Plaintiff DARLENE LISCIO for real property awarded to Plaintiff in the Decree of Divorce entered May 10, 2019, for the real property located in Lincoln

County, to wit:

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

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Parcel No. 013-030-06

Township 3 South, Range 67 East, M.D.B. and M. Section 2: The Northeast quarter (NE1/4) of the Southwest quarter (SW1/4) of the Northwest quarter (NW1/4)

Commonly known as 2729 Wildhorse Mesa Road, Caliente, Nevada 89008

IT IS SO ORDERED.

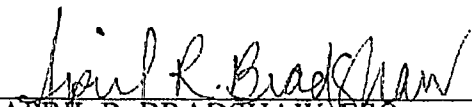
DATED this 23 day of August, 2019.



DISTRICT COURT JUDGE

Respectfully submitted by:

BRADSHAW LAW GROUP



APRIL R. BRADSHAW, ESQ.
Nevada Bar No. 11963
100 Depot Ave., Room 12
P.O. Box 282
Caliente, Nevada 89008
Phone: (775) 726-3057
Fax: (775) 726-3058
april@bradshawlawgroup.net
Attorney for Plaintiff, Darlene Liscio

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

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, Pioche, 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 25th day of July, 2021.



Clerk/Deputy Clerk

FILED

2019 MAY 10 AM 9:35

LISA C. LLOYD
LINCOLN COUNTY CLERK
RENO, NV

1 DECD

2 Your Name: Darlene Liscio

3 Address: 2729 Wildhorse Mesa

4 City, State, Zip: Callente, NV 89008

5 Phone: 702-767-5870

6 Email: mdarlene@outlook.com

7 Self-Represented

8 **DISTRICT COURT**
9 **CLARK COUNTY, NEVADA**

10 Darlene Liscio

11 Plaintiff,

12 vs.

13 Paul Charboneau

14 Defendant.

CASE NO.: CV 1267018

DEPT: _____

DATE OF HEARING: _____

TIME OF HEARING: _____

15 **DECREE OF DIVORCE**
16 **(NO CHILDREN)**

17 This Decree was submitted (*check one*) after a hearing without a hearing before
18 the above-entitled court, and after a review of the pleadings and papers on file and the testimony
19 given, if any, this Court finds as follows:

- 20
- 21 1. That Plaintiff or Defendant is now and has been an actual bona fide resident of the State
22 of Nevada and has been actually domiciled in the State of Nevada for more than six
23 weeks immediately prior to the commencement of this action.
- 24
- 25 2. That Plaintiff and Defendant were married on (date) 01/07/2017 in the city
26 of Reno, State of Nevada and have since
27 remained married. The parties have become, and continue to be, incompatible in
28 marriage, and no reconciliation is possible.

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3. **Pregnancy.** (*check one*)

Neither spouse is pregnant.

The following spouse is pregnant: (*name of pregnant spouse*) _____.

The other spouse (*check one*) is / is not the parent of the unborn child. The child is due to be born on (*date*): _____.

4. That Plaintiff and Defendant do not have any minor children in common.

5. That this Court has complete jurisdiction to enter this Decree and the orders regarding the distribution of assets and debts.

6. That the Plaintiff or Defendant should be granted a Decree of Divorce for the reasons set forth in the Complaint or Counterclaim.

7. That any other necessary findings of fact are attached and incorporated herein.

NOW THEREFORE, IT IS HEREBY ORDERED that the bonds of matrimony now existing between the parties are hereby wholly dissolved, and an absolute Decree of Divorce is hereby granted to the parties, and each of the parties are hereby restored to the status of a single, unmarried person.

THE COURT FINDS AND THEREFORE ORDERS that (*check one*)

There is no community property to divide or the property has already been divided.

There is community property which shall be equally divided as follows:

Property To Plaintiff:

- | | |
|----|----------------------------------------------------|
| 1. | Residence 2729 Wildhorse Mesa, Caliente, NV 89008. |
| 2. | 2011 DOdge Nitro VIN 1D4PU4GK9BW603149 |
| 3. | 1959 VW Beetle VIN 2023438 |
| 4. | 2017 Polaris Ranger VIN 3NSRMAS06HE894663 |

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Property To Defendant:

- 1. 2017 Chevrolet Traxas
- 2. _____
- 3. _____
- 4. _____

THE COURT FINDS AND THEREFORE ORDERS that (check one)

- There is no community debt to divide or the debt has already been divided.
- There are community debts which shall be equally divided as follows:

Debts To Plaintiff:

- 1. Guild Mortgage Company for the residence above
- 2. Synchrony Bank for the Ranger listed above
- 3. Any and all credit cards in Plaintiff's name
- 4. _____

Debts To Defendant:

- 1. Wells Fargo for the Chevrolet Traxas
- 2. Any and all credit cards in Defendant's name
- 3. _____
- 4. _____

THE COURT FINDS AND THEREFORE ORDERS that (check one)

- There is no spousal support awarded.
- The Plaintiff shall pay \$_____ per month in spousal support for *(number)* _____ years. This amount is just and equitable.
- The Defendant shall pay \$_____ per month in spousal support for *(number)* _____ years. This amount is just and equitable.

1 **IT IS FURTHER ORDERED** that (*check all that apply*)

2 Neither party changed their name or neither party wishes to have a former or maiden
3 name restored.

4 The name of (*spouse's name*) _____ should be
5 restored to his / her former or maiden name of (*write full name the party wants to go*
6 *back to*) _____.

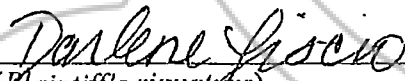
7 The name of (*spouse's name*) _____ should be
8 restored to his / her former or maiden name of (*write full name the party wants to go*
9 *back to*) _____.

10 **IT IS FURTHER ORDERED** that each party shall submit the information required in
11 NRS 125.130 on a separate form to the Court. Such information shall be maintained by the
12 Clerk in a confidential manner and not part of the public record.

13
14 DATED this 10th day of MAY, 2019.

15
16 
17 _____
18 DISTRICT COURT JUDGE

19 Respectfully Submitted By:

20
21 
22 (Plaintiff's signature)

21 _____
22 (Defendant's signature)

23 Darlene Liscio
24 (Plaintiff's printed name)

23 Paul Charboneau
24 (Defendant's printed name)

25 This document to which this certificate is attached
26 is a full, true and correct copy of the original, on
27 file in the County Clerk's Office, Pioche,
28 Nevada. In witness whereof, I have herunto
set my hand and affixed the seal of the
Seventh Judicial District Court in and for
the County of Lincoln, State of Nevada, this
15th day of June, 2021.

Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 013-030-06
 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 \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: correction of Doc No. 2020-159253

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 GRANTOR

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: JAN JUDICIAL DIST CT. ON
 Address: BEHALF OF PAUL CHARBONNEAU
 City: P.O. BOX 910
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: MARLENE LISCIO
 Address: P.O. BOX 661
 City: CALENTE
 State: NEVADA Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: APRIL R. BRADSHAW, ESQ. Escrow # _____
 Address: P.O. BOX 282
 City: CALENTE, State: NV Zip: 89008

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED