

APN: 002-142-04

LINCOLN COUNTY, NV **2021-161688**
Rec:\$37.00
Total:\$37.00 **11/24/2021 11:48 AM**
KATSCHKE LAW, LLC Pgs=5 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

DECREE QUIETING TITLE

_____ **Title of Document**

Affirmation Statement

 AK 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: _____

 Franklin J. Katschke
Signature

Franklin J. Katschke
Print

11/23/21
Date

FILED

1 Case No.: CV 090291

2021 NOV 12 PM 4: 39

2 Dept.:

LISA C. LLOYD
LINCOLN COUNTY CLERK

3
4 **IN THE SEVENTH JUDICIAL DISTRICT COURT**
5 **IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA**

6 *****

7)
8)
9 JOHN MOSSER, as the Personal)
10 Representative of the DEAN ANTON)
11 MOSSER ESTATE,)

DECREE QUIETING TITLE

11 Plaintiff,

12 v.

13 SCOTT C. ROLLINS, DOUGLAS J.
14 ROLLINS, and DOES 1 through 99,

15 Defendants.
16)
17)

18 This cause coming before this Court and Judgment being entered against all known and
19 unknown heirs, Plaintiffs, JOHN MOSSER, as the Personal Representative of the DEAN ANTON
20 MOSSER ESTATE, being represented by FRANKLIN J. KATSCHKE, Esq.,

21 WHEREAS, IT APPEARS AND THE COURT FINDS,

22 That all unknown heirs and Defendants were served by publication as shown by the Proof of
23 Publication showing the Summons was published in the Lincoln County Record each week from
24 October 1, 2021 through October 22, 2021 and in the Deseret News each week from October 8, 2021
25 through October 29, 2021;

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 pleading has been served
28 or filed herein, and;

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

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

4 KATSCHKE, Esq., attorney for Plaintiff,

5 IT IS SO ORDERED, ADJUDGED, AND DECREED:

- 6 1. That Plaintiff own in fee simple, as their sole and separate property, and are entitled to the
7 quiet title and peaceful possession of that certain parcel of land situated in the County of
8 Lincoln, State of Nevada, and described as follows, to-wit:
- 9 2. All that certain real property situate in the County of Lincoln, State of Nevada, described
10 as follows:
- 11 3. A portion of Lots 1 and 2 in Block 6 of the Town of Panaca, as shown on the Official Map
12 thereof recorded March 6, 1922 in the Office of the County Recorder of Lincoln County,
13 Nevada in Book A of Plats, page 34, Lincoln County, Nevada records, more particularly
14 described as follows:
- 15 4. Beginning at a point on the South Street line 100 feet West of the Northeast corner of
16 said Lot 2; Thence continuing West along said Street line a distance of 175 feet;
- 17 5. Thence at right angles South a distance of 125 feet;
- 18 6. Thence at right angles East a distance of 175 feet;
- 19 7. Thence at right angles North a distance of 125 feet to the place of beginning.
- 20 8. The above legal description is a metes and bounds description and was obtained from a
21 Quitclaim Deed, recorded February 19, 2013 in Book 277 Official Records, page 43 as
22 File No. 142764, Lincoln County, Nevada records.
- 23 9. That Plaintiff's title to said real property is hereby forever quieted against any and all claims or
24 demands of Defendants, and all other persons unknown claiming any right, title, estate, lien or
25 interest in the real property;

26 ////

27 ////

28 ////

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

3 DATED this 12th day of November 2021.

4
5
6 
7 _____
8 DISTRICT COURT JUDGE

9 Submitted by:
10 FRANKLIN J. KATSCHKE, Esq.
11 Nevada Bar No. 13516
12 P.O. Box 703
13 Caliente, NV 89008
14 (775) 726-3162
15 office@katschkelaw.com
16 Attorney for Plaintiffs

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

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
24th day of November, 20 21



Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 002-142-04
 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: Quiet Title Action

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 for Grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Seventh Judicial District Court
 Address: 378 2nd Avenue SE
 City: Wells
 State: Minnesota Zip: 56097

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Dean Anton Mosser
 Address: 378 2nd Avenue SE
 City: Wells
 State: Minnesota Zip: 56097

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Katschke Law, LLC Escrow # _____
 Address: 820 N. Spring St. Suite A - 703
 City: Caliente State: Nevada Zip: 89008