

APN 010-171-04

LINCOLN COUNTY, NV
Rec:\$37.00
Total:\$37.00
BRADSHAW LAW

2022-163545
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OFFICIAL RECORD
AMY ELMER, RECORDER

E99

Findings of Fact and Conclusions of Law & Decree Quieting Title
Title of Document

Affirmation Statement

ARB 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 PRISCILLA ELAINE TRAVIS
Signature Title

APRIL R. BRADSHAW
Print

12.14.2022
Date

Grantees address and mail tax statement:
Priscilla Elaine Travis
9631 Old Mill Street
Rachel, Nevada 89001

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

1 Case No.: CV 1002622

2 Dept. No.:

FILED

2022 DEC 15 PM 12:20

LISA C. LLOYD
LINCOLN COUNTY CLERK

ll

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

9 *****

10 PRISCILLA ELAINE TRAVIS, TRUSTEE
11 OF THE JOE HALE TRAVIS AND
12 PRISCILLA ELAINE TRAVIS FAMILY
13 TRUST,

13 Plaintiff,

14 vs.

15 ESTATE OF FAY MOUNT DAY;
16 DELBERT CLOIS DAY AND FAY MOUNT
17 DAY FAMILY LIVING TRUST; and DOES
18 I through X; together with each and every one
19 of the above-named Defendants; also all other
20 persons or entities unknown claiming any
21 right, title estate, lien, or interest in the real
22 property described in the complaint adverse to
23 Plaintiff's ownership, or any cloud upon
24 Plaintiff's title thereto,

20 Defendants.

**FINDINGS OF FACT AND
CONCLUSIONS OF LAW**

21
22 **I. FINDINGS OF FACT**

23 This cause having come on to be heard before the court sitting without a jury on the 15th day
24 of December, 2022, and Plaintiff, PRICILLA ELAINE TRAVIS, TRUSTEE OF THE JOE
25 HALE TRAVIS AND PRISCILLA ELAINE TRAVIS FAMILY TRUST, not being present, but
26 having appeared through counsel of record, APRIL R. BRADSHAW, ESQ., Defendants,
27 DELBERT CLOIS DAY a/k/a D.C. DAY; FAY MOUNT DAY; FAY MOUNT DAY as Trustee
28 of THE DELBERT CLOIS DAY AND FAY MOUNT DAY FAMILY LIVING TRUST; being

1 served via publication in the Lincoln County Record four (4) consecutive weeks as indicated in
2 the Affidavit of Publication on file herein; and the Defendants having failed to answer or
3 otherwise plead in the time allowed by law; the Plaintiff having heretofore entered the default of
4 said Defendants, the court finds that said Defendants are adjudged to be in default.

5 Plaintiff having introduced evidence, both oral and documentary, Defendants having
6 introduced no evidence, said cause having been submitted to the court for its decision and
7 judgment, and the court, having been advised, in the premises finds that:

8 1. The Defendants named in the Verified Complaint have been served with Summons and
9 Complaint in the form and manner as provided by law; that all the material allegations set forth
10 in Plaintiff's Complaint are true as alleged; that Plaintiff is the owner of all that certain real
11 property situate in the County of Lincoln, State of Nevada, as set forth in the Complaint, and said
12 Plaintiff and said Plaintiff predecessors in interest have paid all taxes levied and assessed against
13 said property that have been due.

14 2. A copy of the Summons and Complaint was posted on the parcel of land described in the
15 Verified Complaint on October 14, 2022, as indicated by the Affidavit of Posting on file herein.

16 3. The Defendants named in the Complaint have not had, nor now have any right, title or
17 interest whatsoever to said land and premise or parcels therein.

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II. CONCLUSIONS OF LAW

The Plaintiff, Priscilla Elaine Travis, Trustee of the Joe Hale Travis and Priscilla Elaine Travis Family Trust, is entitled to judgment against the Defendants named in the Complaint, quieting title to the land and each and every parcel thereof, as described in the Complaint on file herein, and described as follows, to wit:

Lot 4, Block 2, Sunset Acres Tract 1, being a portion of the NW ¼ and SW ¼, NE ¼ of Section 36, T#S, R55E, M.D.M.

More commonly known as 9631 Old Mill St., Rachel, Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER: 010-171-04

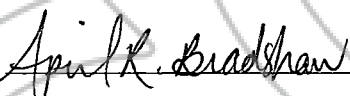
IT IS SO ORDERED.

DATED this 15th day of December, 2022.

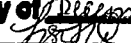

DISTRICT COURT JUDGE

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 Plaintiff, Priscilla Elaine Travis,
Trustee of the Joe Hale Travis and Priscilla
Elaine Travis Family Trust*

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 15th day of December, 2022.

Clerk/Deputy Clerk

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

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Case No.: CV 1002622

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2022 DEC 15 PM 12:20

LISA GILLIARD
LINCOLN COUNTY CLERK
ll

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

PRISCILLA ELAINE TRAVIS, TRUSTEE
OF THE JOE HALE TRAVIS AND
PRISCILLA ELAINE TRAVIS FAMILY
TRUST,

Plaintiff,

vs.

ESTATE OF FAY MOUNT DAY;
DELBERT CLOIS DAY AND FAY MOUNT
DAY FAMILY LIVING TRUST; 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 having come before the above-entitled court on the 15th day of December,
2022, upon the Complaint of the Plaintiff to quiet title herein and against the above-named
Defendants, and it appearing that the Defendants were duly and regularly served by law, and no
answer having been filed by the Defendants, and the Defaults of the Defendants having been
duly entered, and the court being satisfied that the allegations of said complaint are true.

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

1 NOW THEREFORE, IT IS HEREBY ORDERED ADJUDGED AND DECREED that
2 Plaintiff herein is adjudged to be, and is hereby declared to be the owner of the following
3 described property situate in the County of Lincoln, State of Nevada, to wit:

4 Lot 4, Block 2, Sunset Acres Tract 1, being a portion of the NW ¼ and SW ¼,
5 NE ¼ of Section 36, T#S, R55E, M.D.M.

6 More commonly known as 9631 Old Mill St., Rachel, Lincoln County,
7 Nevada.

8 ASSESSOR'S PARCEL NUMBER: 010-171-04

9 IT IS FURTHER ORDERED that Defendants, and any persons claiming from, through,
10 or under said Defendants, are decreed to have no interest in said real property and are forever
11 barred from asserting any claim whatsoever in or to the said real property adverse to Plaintiff.

12 IT IS SO ORDERED.

13 DATED this 15th day of December, 2022.

14
15 *J. D. Fairman*
16 _____
17 DISTRICT COURT JUDGE

18 Submitted by:

19 BRADSHAW LAW GROUP

20
21 *April R. Bradshaw*
22 _____

23 APRIL R. BRADSHAW, ESQ.
24 Nevada Bar No. 11963
25 100 Depot Avenue, Room 12
26 P.O. Box 282
27 Caliente, Nevada 89008
28 Phone: (775) 726-3057
Fax: (775) 726-3058
april@bradshawlawgroup.net
*Attorney for Plaintiff, Priscilla Elaine Travis,
Trustee of the Joe Hale Travis and Priscilla
Elaine Travis Family Trust*

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
15th day of December, 2022.
[Signature]
Clerk/Deputy Clerk