

APN 011-180-13



00010418202201635720040041

OFFICIAL RECORD  
AMY ELMER, RECORDER

E03

**DEFAULT DECREE QUIETING TITLE**

**Title of Document**

**Affirmation Statement**

WR 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)

WR 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)

WR  
Signature

Owner  
Title

WENDY RUDDER  
Print

12/28/22  
Date

**Grantees address and mail tax statement:**

**BURT AND WENDY RUDDER  
PO BOX 534  
ALAMO, NV 89001**

FILED

2022 OCT 27 AM 8:31

LISA C. LLOYD  
LINCOLN COUNTY CLERK

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

\*\*\*\*\*

BURT and WENDY RUDDER

Plaintiff(s),

vs.

and DOES 1 through 99

Defendant(s).

**DEFAULT DECREE**  
**QUIETING TITLE**

This cause coming before this Court and Default Judgment being entered against all known and unknown heirs, PLAINTIFFS, Pro Se,

WHERE, IT APPEARS AND THE COURT FINDS,

That all unknown heirs and Defendants were served by publication as shown by the Proof of Publication showing the Summons was published in the Lincoln County Record each week from Sept 16 2022 through October 7 2022;

That the time within which said Defendants were required to appear and plead herein has expires; that they have not appeared herein, that no answer, motion or other pleadings have been served or filed herein, and;

WHEREAS, the Court has read the Complaint with respect to ownership and possession of real property described therein; and the Court being satisfied that the allegations of the Complaint are true and that the relief ask for should be granted, therefore, on the motion of BURT RUDDER and WENDY RUDDER, Pro Se,

**COPY**

1 IT IS SO ORDERED, ADJUDGED, AND DECREED:

2 1. That Plaintiffs own in fee simple, as their sole and separate property, and are  
3 entitled to the quiet title and peaceful possession of that certain parcel of land  
4 situated in the County of Lincoln, State of Nevada, and described as follows, to-  
5 wit:

6 2. **Parcel C of Map for Leland and Connie Nelson recorded December 8, 1980**  
7 **in the Plat Book A, page 170A as file No. 70378 in the Office of the County**  
8 **Recorder in Lincoln County, Nevada, located in a portion of the NE1/4 SE1/4**  
9 **of Section 3, Township 6 South, Range 61 East, M.D.B.&M. (Hereinafter**  
10 **"Property")**

11 **APN: 011-180-13**

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

15  
16 DATED this 27<sup>th</sup> day of OCTOBER 2022.

17  
18  
19 S/STAN D. FAIRMAN

20 DISTRICT COURT JUDGE

21 This document to which this certificate is attached  
22 is a full, true and correct copy of the original, on  
23 file in the County Clerk's Office, Pioche,  
24 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

28<sup>th</sup> day of December, 2022

[Signature]  
Clerk/Deputy Clerk

Submitted by:  
22 BURT AND WENDY RUDDER, Pro Se  
23 PO Box 534  
24 Alamo, Nevada, 89001  
(702) 343-2268  
[Wendyrudder.laigroup@gmail.com](mailto:Wendyrudder.laigroup@gmail.com)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 011-180-13
- 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 0

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ \_\_\_\_\_

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 Grantee

Signature [Signature] Capacity Grantee

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

Print Name: 7th Judicial District Court

Address: 181 North Main Street

City: Pioche

State: NV Zip: 89043

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

Print Name: Wendy Rudder *Burt Rudder*

Address: PO Box 534

City: Alamo

State: NV Zip: 89001

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_