

APN 010-162-13



OFFICIAL RECORD  
AMY ELMER, RECORDER

E03

**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  
Signature Title

APRIL R. BRADSHAW  
Print

1/30/2023  
Date

**Grantees address and mail tax statement:**

Concepcion West  
9631 Old Mill Street  
Rachel, Nevada 89001

FILED

1 Case No.: CV 1002822

2 Dept. No.:

2023 JAN 13 PM 2:52

LISA C. LLOYD  
LINCOLN COUNTY CLERK  
*ll*  
DEPUTY

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

9 \*\*\*\*\*

10 CONCEPCION JUNE CALVARUZO  
11 WEST, an Individual

DECREE QUIETING TITLE

12 Plaintiff,

13 vs.

14 KOREY KEMP as Administrator of the  
15 ESTATE OF GENE KEMP; ANDREA  
16 JENSEN, an individual; and MARLENE  
17 SOUZA, an individual; and DOES I through  
18 X; together with each and every one of the  
19 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,

20 Defendants.

21  
22 This cause having come before the above-entitled court on the 13th day of January, 2023,  
23 upon the Complaint of the Plaintiff to quiet title herein and against the above-named Defendants,  
24 and it appearing that the Defendants were duly and regularly served by law, and no answer  
25 having been filed by the Defendants, and the Defaults of the Defendants having been duly  
26 entered, and the court being satisfied that the allegations of said complaint are true.  
27  
28

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

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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 THE S ½ NE ¼ NW ¼ SW ¼ of Section 35, R 55 E, T 3 S of the map on file with  
5 the Lincoln County Assessor's Office file No. 60792 constituting 5.42 Acres.

6 More commonly known as Lot 12, Sunrise Acres, Tract 1, Rachel, Nevada

7 ASSESSOR'S PARCEL NUMBER: 010-162-13

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


11 IT IS SO ORDERED.

12 DATED this 13<sup>th</sup> day of January, 2023.

13  
14   
15 \_\_\_\_\_  
16 DISTRICT COURT JUDGE

17 Submitted by:

18 BRADSHAW LAW GROUP

19  
20 

21 APRIL R. BRADSHAW, ESQ.  
22 Nevada Bar No. 11963  
23 100 Depot Avenue, Room 12  
24 P.O. Box 282  
25 Caliente, Nevada 89008  
26 Phone: (775) 726-3057  
27 Fax: (775) 726-3058  
28 [april@bradshawlawgroup.net](mailto:april@bradshawlawgroup.net)  
Attorney for Plaintiff,  
Concepcion June Calvaruzo West

DECREE QUIETING TITLE

COPY

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

19<sup>th</sup> day of January, 2023

[Signature]  
Clerk/Deputy Clerk

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 010-162-13  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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: CLEARING CLOUDS ON TITLE

5. Partial Interest: Percentage being transferred: 100 %  
 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 GRANTEE  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: SEVENTH JUDICIAL DISTRICT COURT  
 Address: P.O. Box 90  
 City: PLACER  
 State: NEVADA Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: CONCEPCION JUNE CALVARADO WEST  
 Address: 9631 OLD MILL ST  
 City: RACHEL  
 State: NEVADA Zip: 89001

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: APRIL R. BRADSHAW, ESQ. Escrow #: \_\_\_\_\_  
 Address: P.O. Box 282  
 City: CALIENTE State: NV Zip: 89008