

APN 002-083-05

APN 002-083-06

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

DECREE QUIETING TITLE

Title of Document

Affirmation Statement

X 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)

Signature

Attorney

Title

Franklin J. Katschke

Print

12/27/24

Date

Grantees address and mail tax statement:

Roger Lee

3137 Aloha Ave.

Las Vegas, NV 89121

1 Case No.: CV 0902323

2 Dept.:

2023 DEC 20 PM 1:52

LINCOLN COUNTY CLERK
100

3
4 **IN THE SEVENTH JUDICIAL DISTRICT COURT**

5 **IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA**

6 *****

7 NANCY McCOLLUM, KAREN)
8 CHAMBERLAIN, STEVEN LEE, and)
9 ROGER LEE,)

10 Plaintiffs,)

11 v.)

DECREE QUIETING TITLE

12 THE ESTATE OF DONALD J. LEE, and)
13 DOES 1-99,)

14 Defendants.)

Katschke Law, LLC
1136 Main Street
PO Box 785 ♦ Panaca, NV 89042
(775) 249-0007

15 This cause coming before this Court and Default Judgment being entered against all known
16 and unknown heirs, PLAINTIFFS being represented by FRANKLIN J. KATSCHKE, Esq.,

17 WHERE, IT APPEARS AND THE COURT FINDS,

18 That all unknown heirs and Defendants were served by publication as shown by the Proof of
19 Publication showing the Summons was published in the Lincoln County Record each week from
20 November 3, 2023 through November 24, 2023;

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

24 WHEREAS, the Court has read the Complaint with respect to ownership and possession of
25 real property described therein; and the Court being satisfied that the allegations of the Complaint are
26 true and that the relief asked for should be granted, therefore, on request of FRANKLIN J.
27 KATSCHKE, Esq., attorney for Plaintiff,

28 IT IS SO ORDERED, ADJUDGED, AND DECREED:

Katschke Law, LLC
1136 Main Street
PO Box 785 ♦ Panaca, NV 89042
(775) 249-0007

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

4 **002-083-05**

5 **Situated within the Northwest Quarter (NW1/4) of Section 9, Township 2 South, Range**
6 **68 East, M.D.B.&M. described as follows:**

7 **Lot 4 in Block 17 in the TOWN OF PANACA as shown on the Official Map thereof**
8 **recorded March 6, 1922 in the Office of the County Recorder of Lincoln County, Nevada**
9 **Book A of Plats, page 34; Lincoln County, Nevada records.**

10 **EXCEPTING THEREFROM that portion of said Lot Numbered Four (4) in Block**
11 **Numbered Seventeen (17) described as follows:**

12 **Commencing at the SW corner of Lot Four (4) in Block Seventeen (17) as delineated on**
13 **the Official Town Map, Town of Panaca, County of Lincoln, State of Nevada, now of**
14 **record in the office of the County Recorder of the County of Lincoln, State of Nevada,**
15 **thence North 95 feet along the West line of said Lot 4, thence East parallel to the South**
16 **line of said Lot 4 a distance of 109 feet; thence South parallel to the West line of said Lot**
17 **4 a distance of 95 feet; thence West along the South line of said Lot 4 to the Southwest**
18 **corner of Lot 4, the point of beginning.**

19 **(The above legal description is a metes and bounds description and was obtained from a**
20 **QUITCLAIM DEED, recorded May 16, 1977 in Book 20 Official Records, page 517, as**
21 **File No. 59663 Lincoln County, Nevada records.**

22 **002-083-06**

23 **Situated within the Northwest Quarter (NW1/4) of Section 9, Township 2 South, Range**
24 **68 East, M.D.B.&M. being that portion of Lot 4 in Block 17 in the TOWN OF PANACA,**
25 **as shown on the Official Map thereof recorded March 6, 1922 in the Office of the County**
26 **Recorder of Lincoln County, Nevada in Book A of Plats, page 34, Lincoln County,**
27 **Nevada records more particularly described as follows:**
28

Katschke Law, LLC
1136 Main Street
PO Box 785 ♦ Panaca, NV 89042
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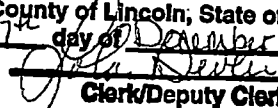
1 Commencing at the SW corner of Lot Four (4) in Block Seventeen (17) as delineated on
2 the Official Town Map, Town of Panaca, County of Lincoln, State of Nevada, now of
3 record in the office of the County Recorder of the County of Lincoln, State of Nevada,
4 thence North 95 feet along the West line of said Lot 4, thence East parallel to the South
5 line of said Lot 4 a distance of 109 feet; thence South parallel to the West line of said Lot
6 4 a distance of 95 feet; thence West along the South line of said Lot 4 to the Southwest
7 corner of Lot 4, the point of beginning.

- 8 2. That Plaintiffs' title to said real property is hereby forever quieted against any and all claims or
9 demands of Defendants, and all other persons unknown claiming any right, title, estate, lien or
10 interest in the real property;
- 11 3. That Defendants and any person claiming under them are permanently enjoined and restrained
12 from asserting any claim or interest in or to said real property or any part thereof.

13 DATED this 20th day of December 2023.

14
15
16 
17 DISTRICT COURT JUDGE

18 Submitted by:
19 FRANKLIN J. KATSCHKE, Esq.
20 Nevada Bar No. 13516
21 P.O. Box 785
22 Panaca, NV 89042
23 (775) 249-0007
24 office@katschkelaw.com

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 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
27th day of December, 2023.

Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 062-083-05
- b) 002-083-06
- c) ~~002-083-06~~
- 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 RECORDER'S OPTIONAL USE ONLY	
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: 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 [Signature] Capacity ATTORNEY

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: NANCY McCOLLUM, KAREN CHAMBERLAIN, STEVEN LEE, ROGER LEE, & DONALD LEE

Address: 3137 ALONIA

City: LAS VEGAS

State: NV Zip: 89121

Print Name: NANCY McCOLLUM, KAREN CHAMBERLAIN, STEVEN LEE & ROGER LEE

Address: 3137 ALONIA

City: LAS VEGAS

State: NV Zip: 89121

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

Print Name: KATSCHE LAW Escrow #: _____

Address: 1136 MAIN, PO BOX 785

City: PANACA, NV 89042 State: NV Zip: 89042