

1 CASE NO. 3324

2 DEPT. NO.

NO. _____

FILED

MAR 19 1993

JOAN SHANGLE, CLERK
BY *Joanna Baskin* DEPUTY

144957

7 IN THE SEVENTH JUDICIAL DISTRICT COURT IN THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF EUREKA

9 VIRGINIA SELTZER,

10 Plaintiff,

11 vs.

12 NORVAD, INC., a California Corporation
13 FIRST AMERICAN TITLE COMPANY OF NEVADA,
14 f/k/a NEVADA TITLE GUARANTEE COMPANY,
15 THE ESTATE OF ARTHUR Z. SELTZER, a
16 California Probate, VIRGINIA SELTZER,
17 Administratrix or executrix thereof and only
18 in said official capacity and not
19 individually; JOHN DOES 1-100,

17 Defendants.

18
19 This cause of action was brought by Plaintiff, Virginia
20 Seltzer by and through her counsel Gregory D. Corn, Esquire of
21 Gregory D. Corn, Chartered seeking to quiet title to certain real
22 property located in the County of Eureka, lying within the
23 jurisdiction of this court.

24 Upon review of the verified complaint of Plaintiff, and it

25 appearing that the named Defendants, Norvad, Inc., a California

26 Corporation, First American Title Company of Nevada, f/k/a Nevada

27 Title Guarantee Company, and the Estate of Arthur Z. Seltzer, a

28 1

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1 California Probate, Virginia Seltzer, Administratrix or Executrix
2 thereof and only is said official capacity have appeared of record
3 in this proceeding, acknowledging acceptance of service of summons
4 and complaint all on the 28th day of January, 1993, and that fact
5 appearing by the Affidavit of counsel for Plaintiff resulting in
6 the entry of default of the said Defendants and each of them and
7 good cause appearing therefore

8
9 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED AS TO SAID
10 DEFENDANTS AS FOLLOWS:

11
12 1. The above entitled court has jurisdiction over the
13 Defendants and each of them and the real property which
14 is the subject of this cause of action to quiet title
15 lies within the County of Eureka which is within the
16 Seventh Judicial District Court of the State of Nevada in
17 and for the County of Eureka.

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19 2. In addition to the default as entered against First
20 American Title Company of Nevada, f/k/a Nevada Title
21 Guarantee Company and the Estate of Arthur Z. Seltzer, a
22 California Probate, Virginia Seltzer, Administratrix or
23 Executrix Thereof and only in said official capacity,
24 there further appears of record as recorded with the
25 Eureka County Recorder's office a duly executed and
26 acknowledged Quitclaim Deed relinquishing and
27 Quitclaiming any right, title, claim or interest in and
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1 to the real property which is the subject of Plaintiff's
2 complaint, executed by the Defendants, First American
3 Title Company, f/k/a Nevada Title Guarantee Company, the
4 Estate of Arthur Z. Seltzer, and Norvad, Inc.,
5 corporation recorded respectively as to each in Book 245
6 commencing at Page 269 as Document No. 144570 Eureka
7 County Records and Book 245 commencing at Page 272 as
8 Document 144571 of Eureka County Records and finally in
9 Book 245 commencing at Page 266 as Document No. 144569 of
10 Eureka County Nevada Records.

11
12 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff,

13 Virginia Seltzer is granted a Decree Quietening Title exclusively in
14 her name and against only Defendants, First American Title Company
15 of Nevada, f/k/a Nevada Title Guarantee Company, the Estate of
16 Arthur Z. Seltzer, a California Probate, and Norvad, Inc., to the
17 following real property which is more exactly setout in Plaintiff's
18 verified complaint and as follows:

19 The following lots or parcels denominated as such lying in the
20 State of Nevada, County of Eureka, and more particularly described
21 as follows:

- 22
23
24 1. Lots 1 and 2 in Block 6; Lot 1, Block 8; Lots 15, 16, and
25 26, in Block 9; Lots 5 and 6, in Block 10; Lot 4 in Block
26 33; Lot 3 in Block 34; and Lots 8 and 9 in Block 38, all
27 in the Crescent Valley Ranch and Farms Unit Number 1 as
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1 shown on the official map thereof filed in the office of
2 the County Recorder of Eureka County, Nevada on April 6,
3 1959, as file number 34081, number 2. Lot 9 in Block 13
4 in the Crescent Valley Ranch and Farms Unit Number 1 as
5 shown on the official map thereof, filed in the office of
6 the County Recorder of Eureka County, Nevada on April 6,
7 1959 as file number 34081.

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9
10 2. The Northeast one-quarter (1/4) and the South half of the
11 Southeast quarter of Section 21, Township 29 North, Range
12 48 East, MDB&M.

13 3. The Northwest one-quarter (1/4); the Southeast one-

14 quarter (1/4); the South one-half (1/2) of the Northeast
15 one-quarter (1/4); the Northeast one-quarter (1/4) of the
16 Northeast one-quarter (1/4); the Northeast one-quarter
17 (1/4) of the Southwest one-quarter (1/4); and the South
18 one-half (1/2) of the Southwest one-quarter (1/4) of
19 Section 35, Township 30 North, Range 48 East, MDB&M.

20
21 4. The Northeast one-quarter (1/4) of the Southeast one-
22 quarter (1/4) and the South one-half (1/2) of the
23 Southeast one-quarter (1/4) of Section 31, Township 29N,
24 Range 49E, MDB&M.

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1 The Southeast one-quarter (1/4) of the Southwest one-

2 quarter (1/4) of Section 21, Township 31N, Range 48E,

3 MDB&M.

4 A certified copy of this original signed decree quieting title

5 shall be recorded with the Eureka County Recorder's Office.

6 Plaintiff is further awarded her costs of suit as taxable

7 pursuant to Chapter 18 of Nevada Revised Statutes together with

8 reasonable attorney's fees in the amount of \$ _____.

9 Let judgment be entered accordingly.

10 DATED this 13 day of March, 1993.

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144957
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. _____
FEE \$10.00

BOOK 246 PAGE 246
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Gregory D. Corn
93 MAR 23 P1:02

SEVENTH JUDICIAL DISTRICT COURT
IN AND FOR COUNTY OF EUREKA
STATE OF NEVADA
I, the Undersigned COUNTY CLERK and Ex-Officio
CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY
that the foregoing is a full, true and correct copy of the original on file in
my office and that I have carefully compared the same with the
original.
WITNESS, My Hand and Seal of said
DISTRICT COURT this 23 day of March, 1993
Joan Strong
County Clerk and Ex-Officio Court Clerk
by M. Elliott
Deputy Clerk

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