

**FILED**

93 JUL 20 P4:19

ELKO CO. DISTRICT COURT

IN THE FOURTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF ELKO

TEHAMA HOLDINGS, INC.,  
a Nevada corporation,

Plaintiff,

vs.

DEGREE QUIETING TITLE

CRESCENT VALLEY RANCH AND FARMS; NEVADA

TITLE GUARANTEE; HJ BUCHEANU and ELSIE

BUCHEANU; GRACE C. ARNOLD; JOHN PATRICK

ARNOLD; ROBERT C. ARNOLD; MAXINE HOLMS;

CRESCENT VALLEY RANCH AND FARMS and

ASSOCIATED VENTURES OF NEVADA, INC.;

ARTHUR Z. SELTZER; AUGUST I. DAMON;

ELIZABETH DAMON; AARON MOYER; GERALDINE

MOYER; FLORENCE BERENEY; HOUSTON A.

SNIDOW; HORACE D. ORE; MARY ORE; BEOWAVE

FARMS, INC.; RALPH G. SEIBLY; ELIZABETH

SEIBLY; ASSOCIATED VENTURES OF NEVADA,

INC.; ART M. YAN and FAY YAN, husband

and wife; SAM L. PRISTER and MRS. SAM L.

PRISTER; CRESCENT VALLEY RANCH and FARMS;

SECUNTRI, INC.; ASSOCIATED VENTURES OF

NEVADA, INC.; HELEN LYON; JOHN DOES 1-10,

Defendants.

TEHAMA HOLDINGS, INC., a Nevada corporation (herein

Tehama Holdings) filed a complaint May 19, 1993 seeking to quiet

Title against Defendants, Crescent Valley Ranch and Farms;

Nevada Title Guaratee; HJ Bucheanu and Elsie Bucheanu; Grace C.

Arnold; John Patrick Arnold; Robert C. Arnold; Maxine Holms;

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1 Crescent Valley Ranch and Farms and Associated Venture of

2 Nevada, Inc.; Arthur Z. Seltzer; August I. Damon; Elizabeth

3 Damon; Aaron Moyer; Geraldine Moyer; Florence Bereney; Houston

4 A. Snidow; Horace D. Ore; Mary Ore; Beowawe Farms, Inc; Ralph G.

5 Siebly; Elizabeth Siebly; Associated Ventures of Nevada, Inc.;

6 Art M. Yan and Fay Yan, husband and wife; Sam L. Pfister and

7 Mrs. Sam L. Pfister; Crescent Valley Ranch and Farms; Securtri,

8 Inc.; Associated Ventures of Nevada, Inc.; and Helen Lyon.

9 An Order for Publication of Summons was entered by

10 this Court pursuant to the Affidavit for Publication of Summons

11 filed on May 19, 1993.

12 Tehama Holdings caused to be recorded a Notice of

13 Pendancy of Action where each piece of real property was located

14 in the County of Eureka and County of Lander in the State of

15 Nevada recorded in Lander County as Document No. 184562 and in

16 Eureka County as Document No. 145642 describing in each County

17 the real properties for which the Quiet Title Action has been

18 commenced by Tehama Holdings, Inc.

19 Further pursuant to law, there appears filed within

20 this action on July 7, 1993 a Proof of Posting of the issued

21 Summons in this cause of action with the legal description of

22 the real property attached thereto.

23 On July 7, 1993, Plaintiff filed a Proof of

24 Publication of Summons demonstrating complete and full service

25 upon the Defendants and each of them of Summons in this action.

26 Further, it appears that the Default of the Defendants

27 and each of them have been entered arising out of the failure of

28 all and/or any of them to timely respond to the filed Complaint.

1 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED AS

2 FOLLOWS:

3 1. The above-entitled court has jurisdiction over  
4 the Defendants and each of them and the real property which is  
5 the subject of this cause of action to quiet Title lies within  
6 the State of Nevada more particularly the Counties of Lander and  
7 Eureka.

8 2. In addition to the Default as entered herein  
9 against each of the named Defendants, Plaintiff has alleged in  
10 its verified Complaint and has attached as Exhibits "A" and "B"  
11 to the same Grant, Bargain and Sale Deeds recorded from  
12 Plaintiff's Successor in Interest and appearing respectively as  
13 Document No. 14482 on file in the Eureka County Recorder's  
14 Office and Document No. 183587 on file in the Lander County  
15 Recorder's Office.

16 3. Plaintiff, Tehama Holdings, Inc. is granted a  
17 Decree Quietting Title exclusively in its name and against  
18 Crescent Valley Ranch and Farms; Nevada Title Guaratee; HJ  
19 Bucheannu and Elsie Bucheannu; Grace C. Arnold; John Patrick  
20 Arnold; Robert C. Arnold; Maxine Holms; Crescent Valley Ranch  
21 and Farms and Associated Venture of Nevada, Inc.; Arthur Z.  
22 Seltzer; August I. Damon; Elizabeth Damon; Aaron Moyer;  
23 Geraldine Moyer; Florence Bereney; Houston A. Snidow; Horace D.  
24 Ore; Mary Ore; Beowawe Farms, Inc; Ralph G. Siebly; Elizabeth  
25 Siebly; Associated Ventures of Nevada, Inc.; Art M. Yan and Fay  
26 Yan, husband and wife; Sam L. Pfister and Mrs. Sam L. Pfister;  
27 Crescent Valley Ranch and Farms; Securtri, Inc.; Associated  
28 Ventures of Nevada, Inc.; and Helen Lyon to the following real

1 property which is more exactly set out in Plaintiff's verified

2 complaint as follows:

3 The following lots or parcels denominated as such  
4 lying in the state of Nevada, County of Eureka, and more

5 particularly described as follows:

6 PARCEL 1: Lots 1 and 2 in Block 6, (A.P.N. #2-021-09); Lot 1,  
7 Block 8, (A.P.N. #2-014-05); Lots 15 and 16 in Block  
8 9, (A.P.N. #2-017-11); Lot 26 in Block 9, (A.P.N. #2-  
9 017-06); Lots 5 and 6, in Block 10, (A.P.N. #2-019-  
08); Lot 9 in Block 13, (A.P.N. # 2-033-01); Lot 4 in  
10 Block 33, (A.P.N. #2-044-01); Lot 3 in Block 34,  
11 (A.P.N. #2-045-02); and Lots 8 and 9 in Block 38,  
12 (A.P.N. #2-047-07), all in the Crescent Valley Ranch  
13 and Farms Unit Number 1 as shown on the official map  
14 thereof filed in the office of the County Recorder of  
15 Eureka County, Nevada on April 6, 1959, as file number  
16 34081.

17 PARCEL 2: The Northeast one-quarter (1/4) (A.P.N. #5-410-05) and  
18 the South half of the Southeast quarter (A.P.N. #5-  
19 410-10) of Section 21, Township 29 North, Range 48  
20 East, MDB&M.

21 PARCEL 3: The Northwest one-quarter (1/4); the Southeast one-  
22 quarter (1/4); the South one-half (1/2) of the  
23 Northeast one-quarter (1/4); the Northeast one-quarter  
24 (1/4) of the Northeast one-quarter (1/4); the  
25 Northwest one-quarter (1/4) of the Southwest one-  
26 quarter (1/4); and the South one-half (1/2) of the  
27 Southwest one-quarter (1/4) of Section 35, Township 30  
28 North, Range 48 East, MDB&M (A.P.N. #5-180-35).

29 PARCEL 4: The Northeast one-quarter (1/4) of the Southeast one-  
30 quarter (1/4) and the South one-half (1/2) of the  
31 Southeast one-quarter (1/4) of Section 31, Township  
32 29N, Range 49E, MDB&M (A.P.N. #5-700-01).

33 PARCEL 5: The Southeast one-quarter (1/4) of the Southwest one-  
34 quarter (1/4) of Section 21, Township 31N, Range 48E,  
35 MDB&M (A.P.N. #5-040-09).

36 All that certain real property located in the State of  
37 Nevada, County of Lander, and more particularly described as:  
38 PARCEL 1: (A.P.N. #7-060-58)  
39 The North one-half (1/2) of the Northwest one-quarter  
40 (1/4) of Section 33, Township 30N, Range 47E, Space  
41 MDB&M, being eighty (80) acres.

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PARCEL 2: (A.P.N. #7-120-07) The East one-half (1/2) of the Southeast one-quarter (1/4) of Section 11, Township 30, Range 47E, MDB&M, containing eighty (80) acres.

PARCEL 3: (A.P.N. #7-250-45) The West one-half (1/2) of Section 31, Township 29, Range 48, MDB&M, containing three hundred twenty (320) acres.

4. That a certified copy of this Decree Quietening Title shall be recorded as to the Lander County real property in Lander County, Nevada and as to the Eureka County real property in Eureka County, Nevada.

LET JUDGMENT BE ENTERED ACCORDINGLY.

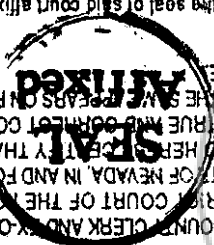
DATED this 21st day of July, 1993.

**/s/ Jack B. Ames**

JACK B. AMES  
District Judge, Dept. 2

CERTIFICATION OF COPY

STATE OF NEVADA)  
COUNTY OF ELKO (SS)  
I, KAREN VASQUEZ, COUNTY CLERK AND OFFICIO  
CLERK OF THE DISTRICT COURT OF THE FOURTH  
DISTRICT OF THE STATE OF NEVADA, IN AND FOR THE  
COUNTY OF ELKO, DO HEREBY CERTIFY THAT THE  
ANNEXED IS A FULL TRUE AND CORRECT COPY OF  
THE INSTRUMENT AS THE SAME APPEARS ON FILE OF  
RECORD IN MY OFFICE.



Witness my hand and the seal of said court affixed this

21st day of July, AD. 1993

KAREN VASQUEZ, County Clerk

*[Signature]*  
Deputy Clerk

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OFFICIAL RECORDS

RECORDED AT THE REQUEST OF

*Magway Co.*

93 JUL 21 P1:05

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEE \$9-

145894

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