

JUL - 3 1995

JOAN SHANGLE, CLERK

BY *Deborah Bauer* DEPUTY

IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF EUREKA

DEBORAH BAUER, also known as  
DEBORAH BAUER PEARSON,

Plaintiff,

-vs-

ORDER  
QUIETING TITLE

PAUL A. PEARSON, a single man,

CAESAR J. REGUSCI, JR. and

DEBORAH REGUSCI, Husband and wife,

GARTH E. COX and DARLA L. COX,

Husband and wife, SHIRLEY CAROLYN COYNER,

MARGORIE ANN EDWARDS, SECUNTRI, INC.,

a Nevada corporation, ASSOCIATED VENTURES

OF NEVADA, INC., a Nevada corporation,

and all other persons unknown claiming

any right, title, estate, lien or

interest in the real property described

in the Complaint adverse to Plaintiffs,

ownership, or any cloud upon Plaintiffs'

title thereto,

Defendants.

This matter came on for hearing before the above-entitled

Court on ay 5, 1995 Plaintiff was represented in Court by her

attorney HY FORGERON, Esq. One MICHAEL TSCHOPP appeared and

furnished information to the Court on behalf of Defendant PAUL

A. PEARSON. No appearance was made on behalf of any of the

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1 remaining Defendants. The Court having heard the evidence,  
2 and good cause appearing, makes the following

3 FINDINGS OF FACT

4 1. The verified Complaint To Quiet Title was filed  
5 herein on December 20, 1994 and Summons was issued thereon.  
6 2. Notice Of Lis Pendens was filed herein on January  
7 20, 1995 and was further recorded in the Office of the Bureka  
8 County Recorder in Book 280 at Pages 401-402 as Document  
9 Number 156879 on January 20, 1995.

10 3. A copy of the Summons herein was duly posted on the  
11 subject parcel as more fully appears from the Affidavit Of

12 Posting filed herein on February 21, 1995.

13 4. Pursuant to this Court's Order For Publication of

14 Summons filed herein on February 3, 1995, notice of this

15 action was duly published as more fully appears from the

16 Affidavit of Publication filed herein on March 1, 1995.

17 5. Defendant PAUL A. PEARSON was personally served with

18 process on January 17, 1995, as more fully appears from the

19 Sheriff's Return filed herein on March 1, 1995.

20 6. A letter on behalf of Defendant PAUL A. PEARSON in

21 opposition to the verified Complaint To Quiet Title was filed

22 on January 27, 1995.

23 7. Plaintiff is a resident of the State of Nevada, over

24 the age of 18 years, and not under any legal disability

25 herein.

26 8. Plaintiff and Defendant PAUL A. PEARSON are the

27 owners of that certain real property situate in the County of

1 Eureka, State of Nevada, and more particularly described as

2 follows:

3 Lot 1, Block 37 of CRESCENT VALLEY RANCH & FARMS  
4 UNIT NO. 1, as per map recorded in the  
5 Office of the County Recorder of Eureka  
6 County, Nevada, as File No. 34081.

7 EXCEPTING THEREFROM all petroleum, oil, natural gas  
8 and products derived therefrom, within or underlying  
9 said land or that may be produced therefrom, and all  
10 rights thereto, as reserved by SOUTHERN PACIFIC LAND  
11 COMPANY in Deed recorded September 24, 1951, in Book  
12 24 of Deeds at Page 168, Eureka County, Nevada.

13 FURTHER EXCEPTING THEREFROM all oil rights or other  
14 hydrocarbons lying in or under said land as reserved  
15 by NEVADA TITLE GUARANTY COMPANY in Deed recorded  
16 March 25, 1970, in Book 34, at page 567, Official  
17 Records, Eureka County, Nevada.

18 9. Plaintiff and Defendant PAUL A. PEARSON have, by

19 themselves and their predecessors in interest, been in the

20 actual, exclusive and adverse possession of the real property

21 described herein continuously for more than 15 years prior to

22 the filing of this Complaint, claiming to own the same in fee,

23 against the whole world, and have by themselves, or their

24 predecessors in interest, paid all taxes of every kind levied

25 or assessed and due against the property continuously for a

26 period of more than 15 years next preceding the filing of this

27 Complaint.

28 10. If any of the foregoing Findings Of Fact shall be

deemed to be Conclusions Of Law, the Court so concludes.

From the foregoing Findings Of Fact, the Court makes and

enters the following

///

CONCLUSIONS OF LAW

1. Plaintiff and Defendant PAUL A. PEARSON are the

owners of that certain real property situate in the County of Eureka, State of Nevada, and more particularly described as follows:

Lot 1, Block 37 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, as per map recorded in the Office of the County Recorder of Eureka County, Nevada, as File No. 34081.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all oil rights or other hydrocarbons lying in or under said land as reserved by NEVADA TITLE GUARANTY COMPANY in Deed recorded March 25, 1970, in Book 34, at Page 567, Official Records, Eureka County, Nevada.

2. That neither CAESAR J. REGUSCI, JR., DEBORAH

REGUSCI, GARTH E. COX, DARLA L. COX, SHIRLEY CAROLYN COYNER, MARGORIE ANN EDWARDS, SECUNTRI, INC., ASSOCIATED VENTURES OF NEVADA, INC., nor their successors in interest have any claim or interest in or to the real property described above.

3. That a judgment in favor of Plaintiff and Defendant PAUL A. PEARSON should be entered quieting title in them to the real property described above.

4. That if any of the foregoing Conclusions of Law shall be deemed to be findings of Fact, the Court so finds.

From the foregoing Findings of Fact and Conclusions of Law, it is hereby ORDERED, ADJUDGED AND DECREED that title to

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1 the following described real property situate in the County of

2 Eureka, State of Nevada:

3 Lot 1, Block 37 of CRESCENT VALLEY RANCH & FARMS  
4 UNIT NO. 1, as per map recorded in the  
5 Office of the County Recorder of Eureka  
6 County, Nevada, as File No. 34081.

7 EXCEPTING THEREFROM all petroleum, oil, natural gas  
8 and products derived therefrom, within or underlying  
9 said land or that may be produced therefrom, and all  
10 rights thereto, as reserved by SOUTHERN PACIFIC LAND  
11 COMPANY in Deed recorded September 24, 1951, in Book  
12 24 of Deeds at Page 168, Eureka County, Nevada.

13 FURTHER EXCEPTING THEREFROM all oil rights or other  
14 hydrocarbons lying in or under said land as reserved  
15 by NEVADA TITLE GUARANTY COMPANY in Deed recorded  
16 March 25, 1970, in Book 34, at Page 567, Official  
17 Records, Eureka County, Nevada.

18 be, and the same is hereby quieted in and to DEBORAH BAUER and  
19 PAUL A. PEARSON, as joint tenants.

20 Dated this 15 day of JUNE, 1995

21 *[Signature]*  
22 MERRIN H. HOXT  
23 District Judge

24 SEVENTH JUDICIAL DISTRICT COURT,  
25 IN AND FOR COUNTY OF EUREKA,  
26 STATE OF NEVADA } SS  
27 I, the Undersigned COUNTY CLERK, and Ex-Officio  
28 CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY  
29 that the foregoing is a full, true and correct copy of the original on file in  
30 my office and that I have carefully compared the same with the  
31 original.  
32 WITNESS, My Hand and Seal of said  
33 DISTRICT COURT, this 15 day of JUNE, 1995  
34 *[Signature]*  
35 County Clerk and Ex-Officio Court Clerk  
36 *[Signature]*  
37 Deputy Clerk

38 BOOK 285 PAGE 292  
39 OFFICIAL RECORDS  
40 RECORDED AT THE REQUEST OF  
41 *[Signature]*  
42 95 AUG 28 PM 1:16  
43 EUREKA COUNTY NEVADA  
44 M.N. REBAL. RECORDED  
45 FILE NO. FEES 11.00  
46 158604

47 BOOK 285 PAGE 296

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28