

BOOK 398 PAGE 129-131
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EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$16.00

193175

APN# 003-503-02

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Order

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SEP 17 2004

1 CASE NO. 0406-041

2 DEPARTMENT NO. 1BY Eureka County Clerk Deputy3 *When recorded return to file*
4 *040104191 21*

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IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT
OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF EUREKA

8

9 JOSHUA L. DRAKE,

10 Plaintiff,

11 vs.

12 DENISE R. LEMLER, MARITZA
13 McCONNELL aka MARITZA ARCE and
JOHN DAVID McCONNELL, aka JOHN D.
McCONNELL,

14 Defendants.

15

16 JOSHUA L. DRAKE, Plaintiff, and DENISE R. LEMLER, MARITZA,

17 McCONNELL aka MARITZA ARCE AND JOHN DAVID McCONNELL aka JOHN D.

18 McCONNELL, Defendants, filed in this matter a STIPULATION FOR SETTLEMENT AND A

19 REQUEST FOR DISMISSAL.

20 Defendants, as well as their respective attorneys, have agreed to and have executed a

21 STIPULATION FOR SETTLEMENT AND REQUEST FOR DISMISSAL.

22 The Court being advised in the premises and noting the fairness and clarity of the
23 terms agreed to, hereby Orders the following:

24

I.

25 The real property subject of sale, to which the parties have agreed as to the terms of
26 sale is as follows:

27

28

Lots 1,2,3,4 and 5 of Block 17 of the Town of Beowawe
as shown on the plat filed in the office of the Eureka County
Recorder as file no. 2166, Eureka County, Nevada, on

June 15, 1908.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof, including mineral rights and water rights.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses of record affecting the property.

II.

The Agreement Regarding Terms of sale are ratified, approved and confirmed, and the parties are directed to abide by said terms.

III.

That MARITZA McCONNEL, also known as MARITZA ARCE, the mother of JOHN DAVID McCONNELL, is hereby appointed her son's Guardian Ad Litem for the sole purpose of clearing the title to the property subject of sale. She shall:

A. Execute a Deed as Guardian Ad Litem conveying all right, title and interest of JOHN DANIEL McCONNELL in and to the property subject of sale to DENISE R. LEMLER, an unmarried person.

B. Execute a Deed conveying all of her right, title and interest, in and to the property subject of sale to DENISE R. LEMLER, an unmarried person.

C. The Guardian Ad Litem shall not be required to post bond.

IV.

At such time as the sale has been closed and the Court is so advised by counsel for the parties the court will dismiss the above entitled action.

Order dated this 17 day of September, 2004.

DISTRICT JUDGE

Real Estate/Lemler/Order

193175

BOOK 398 PAGE 131

SEVENTH JUDICIAL DISTRICT COURT IN AND FOR COUNTY OF ELUREIA 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 (X) 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 8th day of October 2004	
Frances Hals County Clerk and Ex-Officio Court Clerk	Deputy Clerk