

BOOK 398 PAGE 129-131  
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EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. **193175**  
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Order

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SEP 17 2004

BY JMC Eureka County Clerk Deputy

1 CASE NO. 0406-041

2 DEPARTMENT NO. 1

3 *When recorded return to file*  
4 *040104191 21*

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

9 JOSHUA L. DRAKE,

10 Plaintiff,

11 vs.

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

16 Defendants.

ORDER APPROVING  
STIPULATIONS FOR SETTLEMENT,  
APPOINTING A GUARDIAN AD LITEM  
AND GRANTING A  
REQUEST FOR DISMISSAL

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

1 June 15, 1908.

2 TOGETHER WITH all buildings and improvements thereon.

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

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

12 II.

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

15 III.

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

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

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

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

25 IV.

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

28 Order dated this 17 day of September, 2004.

*[Signature]*

DISTRICT JUDGE

SEVENTH JUDICIAL DISTRICT COURT IN AND FOR COUNTY OF ELUREIA STATE OF NEVADA	} SS
I, the undersigned COUNTY CLERK and Ex-Officio CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY that the foregoing is a (2), true and correct copy of the original on file in my office and that I have carefully compared the same with the original.	
DISTRICT COURT, in & for County Clerk and Ex-Officio Court Clerk	WITNESS my hand and Seal of said County of Elureia, Nevada this 20th day of October 2004 <i>[Signature]</i> Deputy Clerk

Real Estate/Lemler/Order

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