

DOC # 0207585

01/17/2007

04:31 PM

Official Record

Recording requested By
STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$44.00

Page 1 of 6

RPTT:

Recorded By: FES

Book- 0450 Page- 0209



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APN# 002-038-30

Mailing Address of Grantee or Other Person Requesting

Recording: Robert J. Wines, Prof. Corp

1087 Cath St. Suite 1

Elko, NV 89801

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

Social Security Number Affirmation Statement:

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain the social security number of any person;

-OR-

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain the social security number of a person.

Heather Mahan
Name

Escrow Officer
Title

[Signature]
Signature

Title of Document Recorded:

Findings of Fact: Conclusion of Law & Decree of Quiet Title

APN: 002-038-030

After Recording Return To:

Name: Robert J. Wines, Prof. Corp.

Address: 687 6th Street, Suite 1

City, State, Zip: Elko, NV 89801

Findings of Fact; Conclusion of Law and Decree of Quiet Title
(Title of Document)

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CASE NO. CV-0806-083

Dept. I

NO.

FILED

DEC 29 2006

Eureka County Clerk
BY C. DREIBHT Deputy

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

BARBARA S. MONTGOMERY,

Plaintiff,

vs.

**FINDINGS OF FACT; CONCLUSIONS
OF LAW AND DECREE OF
QUIET TITLE**

EVELYN FRIEDMAN, nka EVELYN
BESKIN; the unknown spouse of EVELYN
FRIEDMAN nka EVELYN BESKIN; the
unknown children, heirs, devisees, legatees,
and successors of EVELYN FRIEDMAN
nka EVELYN BESKIN; and all other persons
or entitles unknown, claiming any right, title,
estate, lien or interest in the real property
described in the Complaint adverse to
Plaintiff's ownership or any cloud upon
Plaintiff's title thereto,

Defendants.

The above-entitled action came regularly for hearing on the 20th day of October, 2006,
before this Court, sitting without a jury, and the Court having heard and examined the evidence
presented by the Plaintiff and the Defendants not having filed a response or otherwise appeared, and
their default having been duly entered, the Court now makes the following Findings of Fact,
Conclusions of Law, Judgement and Decree:

FINDINGS OF FACT

1. That Plaintiff, BARBARA S. MONTGOMERY, has been in actual possession of
the real property more particularly described as:

///



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DEC 29 2006

EUREKA COUNTY CLERK
AND TREASURER

1 Lot 27 of Block 22, of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1,
2 as per map recorded in the said county as File No. 34081.

3 Said property is also known as:

4 Lot 27 of Block 22, of CRESCENT VALLEY RANCHING FARMS, UNIT NO.
5 1, as per map recorded in the said county as File No. 34081.

6 2. That Plaintiff's said possession and the possession of Plaintiff's predecessor in
7 interest, PHYLLIS BLOOM, has been for a period of more than fifteen (15) years prior to
8 commencement of this action.

9 3. That Defendants EVELYN FRIEDMAN, nka EVELYN BESKIN; the unknown
10 spouse of EVELYN FRIEDMAN nka EVELYN BESKIN abandoned or relinquished their claim,
11 if any, to the aforesaid property; and Defendants named as all other persons or entities unknown
12 claiming any right, title, estate, lien or interest in the real property described in the Complaint
13 adverse to ownership or any cloud upon Plaintiff's title thereto, has no claim whatsoever to said
14 Plaintiff's ownership, nor have they any cloud upon Plaintiff's title thereto.

15 4. That Plaintiff, BARBARA S. MONTGOMERY, or her predecessors in interest have
16 paid all taxes, charges, assessments or levies by governmental bodies or agencies upon said lands
17 for the past five (5) years.

18 CONCLUSIONS OF LAW

19 1. That Plaintiff, BARBARA S. MONTGOMERY, has been in, and meets all
20 requirements at law for the actual, exclusive and adverse possession of the afore described lands
21 for the required period of time; and have paid all taxes, charges, levies and assessments required
22 by law to be paid relative to said lands for the required period of time.

23 2. That Defendants EVELYN FRIEDMAN, nka EVELYN BESKIN; the unknown
24 spouse of EVELYN FRIEDMAN nka EVELYN BESKIN abandoned or relinquished their claim,
25 if any, to the aforesaid property; and Defendants named as all other persons or entities unknown
26 claiming any right, title, estate, lien or interest in the real property described in the Complaint
27 adverse to ownership or any cloud upon Plaintiff's title thereto, have no claim whatsoever to said
28 Plaintiff's ownership, nor have they any cloud upon Plaintiff's title thereto.

3. That Plaintiff, BARBARA S. MONTGOMERY has fully complied with

1 requirements of law and is entitled to a judgement and decree quieting title in her to the following
2 described lands:

3 Lot 27 of Block 22, of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1,
4 as per map recorded in the said county as File No. 34081.

5 Said property is also known as:

6 Lot 27 of Block 22, of CRESCENT VALLEY RANCHING FARMS, UNIT NO.
1, as per map recorded in the said county as File No. 34081.

7 **JUDGEMENT AND DECREE OF QUIET TITLE**

8 The Court having made its Findings of Fact and Conclusions of Law in this matter, now
9 therefore adjudges and decrees as follows:

10 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff, BARBARA S.
11 MONTGOMERY, owns in fee simple and is entitled to the quiet and peaceful possession of all that
12 real property described as follows:

13 Lot 27 of Block 22, of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1,
14 as per map recorded in the said county as File No. 34081.

15 Said property is also known as:

16 Lot 27 of Block 22, of CRESCENT VALLEY RANCHING FARMS, UNIT NO.
1, as per map recorded in the said county as File No. 34081.

17 IT IS FURTHER ORDERED AND DECREED that the claims of EVELYN FRIEDMAN,
18 nka EVELYN BESKIN; the unknown spouse of EVELYN FRIEDMAN nka EVELYN BESKIN, and
19 all other persons or entitles unknown, claiming any right, title, estate, lien or interest in the real
20 property described in the Complaint adverse to Plaintiff's ownership or any cloud upon Plaintiff's
21 title to said property, if any, are extinguished, and the said named Defendants, and all of them, have
22 no estate, right, title, lien or interest in or to the above-described property or any part thereof.

23 DONE THIS DAY IN OPEN COURT, the ^{19th} day of ~~October~~ ^{December}, 2006.

24
25 
26 DISTRICT JUDGE
27
28

COPIES

SEVENTH JUDICIAL DISTRICT COURT,
IN AND FOR COUNTY OF EUREKA,
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 full, 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, this 2nd day of January 2007

Jackie Berg
County Clerk and Ex-Officio Court Clerk

Carrie Wright Deputy Clerk



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