

APN# 002-038-30

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04:31 PM

**Official Record**

Recording requested By  
STEWART TITLE CO

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: **\$44.00**

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RPTT:

Recorded By: FES

Book- 0450 Page- 0209

Mailing Address of Grantee or Other Person Requesting  
Recording: Robert J. Wines, Prof. Corp

1087 Cath St. Suite 1

Elko, NV 89801



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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

Heather Mahan  
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 6<sup>th</sup> Street, Suite 1

City, State, Zip: Elko, NV 89801

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



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1 CASE NO. CV-0806-083

2 Dept. I

NO.

**FILED**

DEC 29 2006

Eureka County Clerk  
BY C. DORR Deputy

3  
4  
5  
6 IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT  
7 OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF EUREKA  
8

9 BARBARA S. MONTGOMERY,

10 Plaintiff,

11 vs.

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

12 EVELYN FRIEDMAN, nka EVELYN  
13 BESKIN; the unknown spouse of EVELYN  
14 FRIEDMAN nka EVELYN BESKIN; the  
15 unknown children, heirs, devisees, legatees,  
16 and successors of EVELYN FRIEDMAN  
17 nka EVELYN BESKIN; and all other persons  
18 or entitles unknown, claiming any right, title,  
19 estate, lien or interest in the real property  
20 described in the Complaint adverse to  
21 Plaintiff's ownership or any cloud upon  
22 Plaintiff's title thereto,

23 Defendants.  
24  
25

26 The above-entitled action came regularly for hearing on the 20<sup>th</sup> day of October, 2006,  
27 before this Court, sitting without a jury, and the Court having heard and examined the evidence  
28 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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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.  
1, as per map recorded in the said county as File No. 34081.

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

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

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

17 **CONCLUSIONS OF LAW**

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

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

28 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 20<sup>th</sup> day of <sup>19<sup>th</sup> December</sup> October, 2006.

24  
25   
26 DISTRICT JUDGE  
27  
28

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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