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Official Record

Recording requested By
GOICOECHEA & DIGRAZIA

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$19.00

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RPTT:

Recorded By FES

Book- 0487 Page- 0094

APN: 001-173-04

**Recording Requested By
and Return To:**

Goicoechea, Di Grazia,
Coyle & Stanton, Ltd.
530 Idaho Street
Elko, NV 89801



The undersigned affirms that
this document does not contain
a social security number.

DECREE QUIETING TITLE

NO.

FILED

MAY 19 2009

Eureka County Clerk

BY [Signature] Deputy

1 CASE NO. CV 0810-105

2 DEPARTMENT NO. 1

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4
5
6 IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
7 OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF ELKO
8

9 **LARRY H. GOBBLE and**
10 **SHERRI GOBBLE, husband and wife,**

DECREE QUIETING TITLE

Plaintiffs,

11 vs.

12 **JAMES RICHARD GOBBLE, SUSAN**
13 **ELIZABETH GOBBLE HAGER, THE**
14 **JESSE C. WELLS ESTATE, THE**
15 **MARY J. GOBBLE ESTATE; FIRST**
16 **DOE, SECOND DOE, THIRD DOE,**
17 **FOURTH DOE COMPANY, a**
18 **partnership, and FIFTH DOE, INC., a**
19 **corporation; and all other unknown**
20 **persons and entities claiming any right,**
21 **title, estate, lien or interest in the real**
22 **property described in the Complaint**
23 **and other pleadings herein, or any part**
24 **thereof, adverse to Plaintiffs' ownership,**
25 **or any cloud upon Plaintiffs' title**
26 **thereto,**

Defendants.

27 The above entitled cause came on duly and regularly heard on May 19, 2009, at
28 11:00 a.m., before the above entitled Court, without a jury, no jury having been demanded by
any of the parties hereto; Plaintiffs appeared by Attorney Gary E. Di Grazia, Esq., of the law
firm of Goicoechea, DiGrazia, Coyle & Stanton, Ltd.; no Defendants appeared in the action
and their default was duly and regularly entered for their failure to answer or otherwise
appear and file any pleading or motion herein within the time limited by law, or at all, after
having been duly and regularly served with Summons and Complaint in person or otherwise

Affirmation Pursuant to NRS 239B.030

SSN Does Appear

SSN Does Not Appear

[Signature]

1 in the manner approved by law; evidence and arguments were presented and the matter was
2 submitted;

3 THE COURT HEREBY FINDS AND CONCLUDES AS FOLLOWS:

4 1. Plaintiffs brought this action against the above named Defendants, JAMES
5 RICHARD GOBBLE, SUSAN ELIZABETH GOBBLE HAGER, THE JESSE C. WELLS
6 ESTATE, THE MARY J. GOBBLE ESTATE; FIRST DOE, SECOND DOE, THIRD DOE,
7 FOURTH DOE COMPANY, a partnership, and FIFTH DOE, INC., a corporation and all
8 other unknown persons and entities claiming any right, title, estate, lien or interest in the real
9 property described in the Complaint and other pleadings herein, or any part thereof, adverse
10 to Plaintiffs' ownership, or any cloud upon Plaintiffs' title thereto, and in rem against the
11 whole world, to quiet, establish and determine the estate and title to, and to determine any
12 and all adverse claims to and clouds upon, the title to that certain real property consisting of a
13 single family residence at 991 South Main Street, Eureka, Eureka County, Nevada
14 ("Property") in the County of Eureka, State of Nevada, more particularly described as
15 follows:

16 All that real property situated in the County of Eureka, State of Nevada,
17 bounded and described as follows:

18 A parcel of land situated in Block 107 of the Townsite of Eureka, Nevada, in SW1/4
19 NW1/4, Section 24, Township North, Range 53 East, according to the U.S.D.I.
20 General Land Office Map dated November 19, 1937, beginning at a point 171.86 feet
21 West of the Southeast corner of Block 107, and progressing a distance of 92 feet on a
22 true bearing of North 89° 59' West to an intersection on the State Highway East R/W
23 line, thence a distance of 154 feet along said R/W line on a true bearing of North 2°
24 04' West, thence a distance of 154 feet on a true bearing of South 89° 59' West, thence
25 a distance of 92 feet on a true bearing of South 89° 59' East, thence a distance of 154
26 feet on a true bearing of South 2° 04' East to the point of beginning, comprising an
27 area of 14, 168 square feet.

28 A further parcel of land lying without the Townsite of Eureka, Nevada, and as more
fully described in the office of the County Recorder, Eureka County, Nevada, in Book
21, Deeds, page 263, to which reference is hereby made.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto
belonging or appertaining, and the reversion and reversions, remainder and
remainders, rents, issues, and profits thereof.

A.P.N. 001-173-04

2. Plaintiffs are the owners of the above described property in fee simple absolute.

1 Plaintiffs now are, and Plaintiffs and Plaintiffs' predecessors in interest have been
2 continuously for more than fifteen years next immediately preceding the filing of this
3 Complaint, in continuous, open, notorious, and adverse possession of the above described
4 property claiming to own and hold the same in fee simple absolute against the Defendants
5 and the whole world. Plaintiffs, and Plaintiffs' predecessors in interest, have, for more than
6 five years next immediately preceding the filing of this Complaint, paid or tendered all taxes
7 of every kind levied or assessed or due against the Property or any part thereof.

8 3. Plaintiffs, within ten (10) days of filing the Complaint herein, filed for record
9 in the Office of the County Recorder of the County of Eureka, State of Nevada, a notice of
10 the pendency of this action containing a statement of the object of the action, and a particular
11 description of the Property affected thereby.

12 4. Summons herein was duly issued within one year of the filing of the Complaint
13 and had been duly and regularly published in the Eureka Sentinel, a newspaper printed and
14 published in the County of Eureka, State of Nevada, being a County where the Property is
15 situate, at least once a week for a period of four consecutive weeks, as more fully appears
16 from the Affidavit of Publication on file herein.

17 5. The Summons in this action contained a description of the Property affected by
18 this action, and the Summons was posted in a conspicuous place on the property described in
19 the Complaint within thirty days after the issuance of the Summons, as more particularly
20 appears from the Affidavit of Posting on file herein.

21 6. All Defendants not personally served have been duly and regularly served by
22 publication and mailing in the manner provided by law, and by the Order for Publication of
23 Summons on file herein, which Order was made pursuant to Affidavit of Publication of
24 Summons, and the Order for Publication of Summons and Affidavit of Mailing on file
25 herein.

26 7. All of the provisions of N.R.S. 40.090 and 40.100 have been fully complied
27 with.

28 8. Plaintiffs have filed an Affidavit pursuant to N.R.S. 14.040.



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1 9. All of the facts, things and matters set forth in Plaintiffs' Complaint are true.

2 10. Plaintiffs are the owners of the Property in fee simple absolute.

3 AND GOOD CAUSE APPEARING THEREFOR,

4 IT IS HEREBY ORDERED, ADJUDGED, DECLARED AND DECREED AS
5 FOLLOWS:

6 1. That each and every Defendant herein was duly and regularly served with
7 Summons and Complaint in person or otherwise, as required by law, and full jurisdiction to
8 hear and determine this cause and to make and enter this Decree was and is vested in this
9 Court;

10 2. That Plaintiffs are the owners of, seized in fee simple absolute and in the actual
11 and peaceable possession of that certain real property in the County of Eureka, State of
12 Nevada, more particularly described as follows:

13 All that real property situated in the County of Eureka, State of Nevada,
14 bounded and described as follows:

15 A parcel of land situated in Block 107 of the Townsite of Eureka, Nevada, in SW1/4
16 NW1/4, Section 24, Township North, Range 53 East, according to the U.S.D.I.
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feet on a true bearing of South 2° 04' East to the point of beginning, comprising an
area of 14, 168 square feet.

20 A further parcel of land lying without the Townsite of Eureka, Nevada, and as more
21 fully described in the office of the County Recorder, Eureka County, Nevada, in Book
21, Deeds, page 263, to which reference is hereby made.

22 TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto
23 belonging or appertaining, and the reversion and reversions, remainder and
remainders, rents, issues, and profits thereof.

24 A.P.N. 001-173-04

25 3. That none of the Defendants, nor any other person or persons, has or have any
26 right, title, interest or estate in, or lien upon, the Property, or any part thereof;

27 4. Excepting Plaintiffs, that Defendants above named, and all persons holding
28 through or under them or any of them, and all other persons, and their successors in interest



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1 be, and they each hereby are, perpetually enjoined and restrained from asserting any right,
2 title, interest, claim, estate or possession in, or lien upon, the Property, or any part thereof,
3 adverse to the Plaintiffs herein;

4 5. That Plaintiffs forthwith record a certified copy of this Decree in the Office of
5 the Eureka County Recorder.

6 DONE IN OPEN COURT and this written Decree signed on May 19, 2009.

7
8 1st Daniel Papez
9 DISTRICT JUDGE
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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.

WITNESS, My Hand and Seal of said
DISTRICT COURT, this 19 day of May 2009

County Clerk and Ex-Officio Court Clerk

Deputy Clerk