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**Official Record**

Recording requested By  
EUREKA COUNTY PUBLIC GUARDIAN

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: \$18.00

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Book- 502 Page- 0095



0215297

APN# 002-026-14

Recording Requested by:

Name: EUREKA COUNTY PUBLIC GAURDIAN

Address: \_\_\_\_\_

City/State/Zip EUREKA COUNTY, NV 89316

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JUDGMENT AND DECREE  
(Title of Document)

**This page added to provide additional information required by NRS 111.312  
Sections 1-2.  
(Additional recording fee applies)**

**This cover page must be typed or printed.**

AUG 06 2010

1 Case No. CV1004-138

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Eureka County Clerk  
BY *[Signature]* Deputy

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

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8 **PERNICIA H. JOHNSON,** )  
9 **EUREKA COUNTY PUBLIC** )  
10 **GUARDIAN,** on behalf of )  
11 **HELEN NALL,** )  
12 Plaintiff )

vs. )

11 **JOHN COLLINS;** all other unknown )  
12 Persons, spouses, heirs, devisees of the )  
13 above-named persons, partnerships )  
14 corporations, or other entities claiming )  
15 any right, title, estate, lien or an interest )  
16 in the real property described in the )  
17 Complaint adverse to Plaintiff's ownership )  
18 Or any cloud upon Plaintiff's title thereto; )  
19 And Does 1-10, )  
20 Defendants )

**JUDGEMENT AND DECREE**

17 The Plaintiff's Motion for Entry of Judgement on her Complaint came for hearing before  
18 This Court at 10:00 a.m. on August 6, 2010. The Plaintiff appeared through her Attorney, Kelly  
19 C. Brown, Deputy Eureka County District Attorney and the Defendants were not present and not  
20 represented by counsel. Plaintiff's Attorney presented exhibits 1 through 5 all of which were  
21 admitted into evidence.

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1 The Court having heard arguments of Counsel and having had an opportunity to review  
2 the pleadings and documents on file and exhibits 1 through 5, the following findings and  
3 conclusions and Order are hereby entered by the Court.

4 **FINDINGS OF FACT**

5 1. The Plaintiff's Complaint to Quiet Title was filed on May 6, 2010 to quiet title in the  
6 following described property:

7 Lot 7, Block 3 of Crescent Valley Ranch & Farms Unit No.1 as per  
8 map recorded in the office of the County Recorder of Eureka  
County, Nevada as File No. 34081.

9 APN: 002-026-14

10 2. Notice of Pendency of Action was filed with the Court on May 11, 2010 and recorded  
11 in the official records of the Eureka County Recorder's Office on May 11, 2010 at Book  
12 Number 499, Page 286 as File No. 214990.

13 3. The Eureka County Sheriff's Office posted a copy of the Summons and Complaint on  
14 the real property set forth in the Complaint to Quiet Title on May 16, 2010 as shown by  
15 the Declaration of Posting of Summons and Complaint to Quiet Title which was filed  
16 herein on May 26, 2010.

17 4. The Affidavit of Publication of Summons and Complaint to Quiet Title was filed on  
18 August 6, 2010.

19 5. No Defendants have filed an Answer the Complaint to Quiet Title.

20 6. The Plaintiff did not filed a Joint Case Conference Report and an Early Case  
21 Conference was not held because no Defendants have filed an Answer to the Complaint  
22 to Quiet Title

23 7. The Defendant, John Collins did not file an Answer to the Complaint.

1 8. No pleadings or other documents have been filed by the Defendant.

2 **CONCLUSIONS OF LAW**

3 1. The Plaintiff is entitled to a decree granting the relief set forth in the Complaint.

4 2. The Plaintiff's exhibits 1 through 5 show a clear chain of title to the following  
5 described property:

6 Lot 7, Block 3 of Crescent Valley Ranch & Farms Unit No.1 as per  
7 map recorded in the office of the County Recorder of Eureka  
8 County, Nevada as File No. 34081.

8 APN: 002-026-14

9 being vested in the Plaintiff and supplemental production of documents from Eureka  
10 County Assessor shows the Plaintiff and her predecessors in interest have paid taxes on  
11 this lot since December 14, 1970.

12 3. The Defendant failed to remove the deed recorded by the Defendant which deed  
13 constitutes a cloud upon the Plaintiff's title to Lot 7, Block 3 of Crescent Valley Ranch &  
14 Farms Unit No.1 as per map recorded in the office of the County Recorder of Eureka  
15 County, Nevada as File No. 34081. APN: 002-026-14.

16 WHEREFORE, The Court enters its Judgement and Decree as to Defendant, John Collins and all  
17 other unknown persons, partnerships, corporations or other entities which may claim any interest  
18 in the real property as follows:

19 1. The Defendants are hereby adjudged to have no right, title interest, or lien claim  
20 whatsoever against the real property in the County of Eureka, state of Nevada and more  
21 particularly described as follows:

22 Lot 7, Block 3 of Crescent Valley Ranch & Farms Unit No.1 as per  
23 map recorded in the office of the County Recorder of Eureka  
24 County, Nevada as File No. 34081.

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2. The Defendants and each of them are forever enjoined and barred from asserting any claim whatsoever against the above-described property.

3. The Plaintiff is hereby adjudged and decreed to be the sole and true owner of the real property described above in fee simple, absolute and title is hereby quieted in the Plaintiff's name.

4. A certified copy of this decree should be recorded in official records of the Eureka County Recorder's Office

DATED this 6<sup>th</sup> day of August, 2010.



District Judge

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 6<sup>th</sup> day of August 20 10

County Clerk and Ex-Officio Court Clerk  
*Johanna M. Cantrell* Deputy Clerk