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Eureka County - NV

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Book- 502 Page- 0095



0215297

APN# 002-026-14

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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

Eureka County Clerk

BY Sharon M. Canine Deputy

Case No. CV1004-138

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

PERNICIA H. JOHNSON,
EUREKA COUNTY PUBLIC
GUARDIAN, on behalf of
HELEN NALL,

Plaintiff

vs.

JOHN COLLINS; all other unknown
Persons, spouses, heirs, devisees of the
above-named persons, partnerships
corporations, or other entities claiming
any right, title, estate, lien or an interest
in the real property described in the
Complaint adverse to Plaintiff's ownership
Or any cloud upon Plaintiff's title thereto;
And Does 1-10,

Defendants

JUDGEMENT AND DECREE

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

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.

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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.
24

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
County, Nevada as File No. 34081.

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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
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 6th 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 6th day of August 20 10

County Clerk and Ex-Officio Court Clerk



Deputy Clerk



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