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Official Record

Recording requested By
JAMES M COPENHAVER PC

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$20.00

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RPTT:

Recorded By: FES

Book- 503 Page- 0045

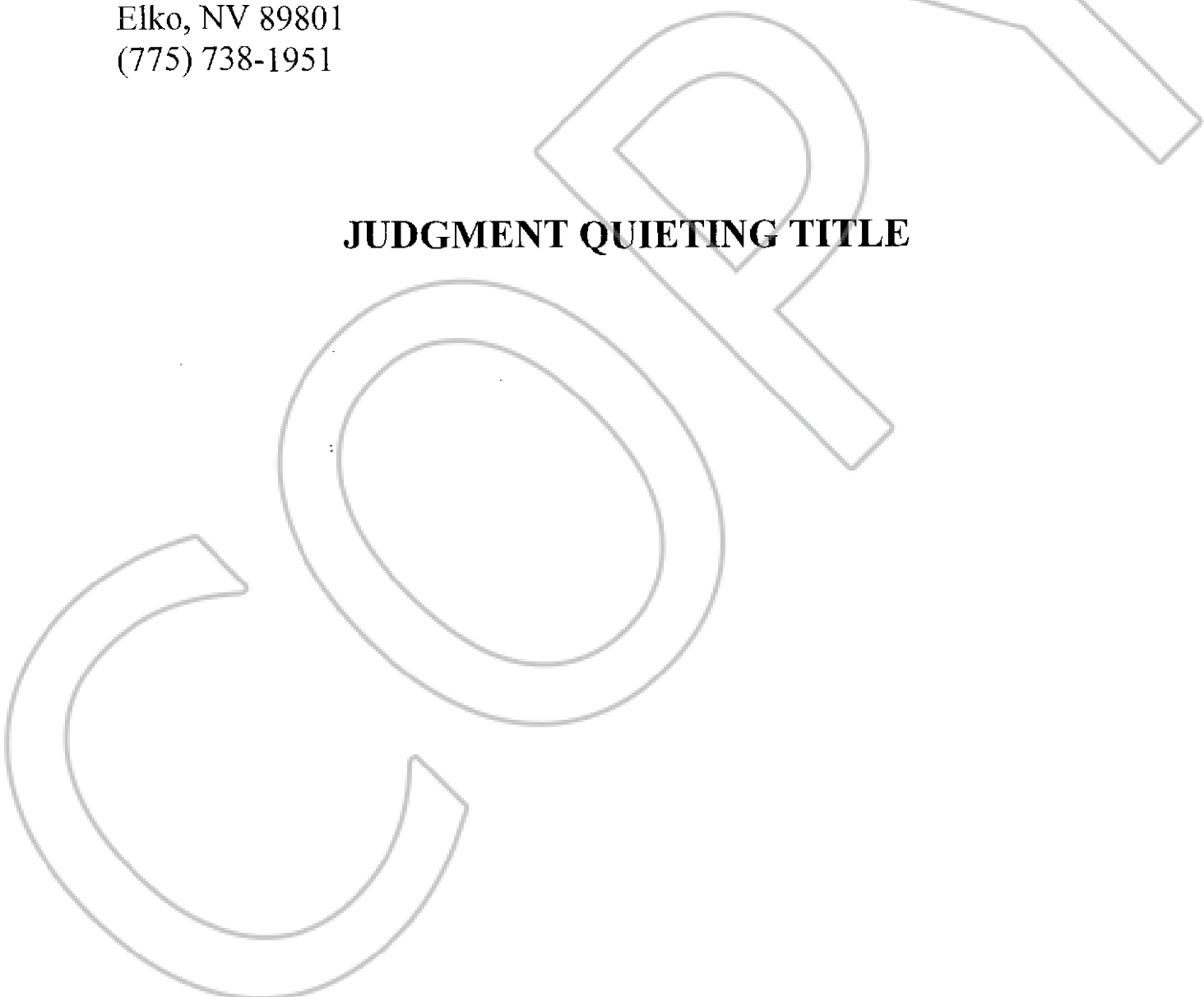
APN: 007-330-09



Recording requested by:

James M. Copenhaver, P.C.
950 Idaho Street
Elko, NV 89801
(775) 738-1951

JUDGMENT QUIETING TITLE



AUG 25 2010

1 CASE NO. CV-1004-135

2 DEPT NO. 1

Eureka County Clerk
BY *Nannan* Deputy

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6 IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF EUREKA
8

9 RONALD A. CARRION FAMILY TRUST
10 dated July 19, 2004,

11 Plaintiff,

12 vs.

JUDGMENT QUIETING TITLE

13 WILLIAM MANLEY, THE ESTATE OF
14 WILLIAM MANLEY, MARIHELEN
15 MANLEY, THE ESTATE OF MARIHELEN
16 MANLEY; all other unknown
17 persons, partnerships,
18 corporations or other entities
19 claiming any right, title,
20 estate, an interest in the
21 promissory note and Deed of
22 Trust on the real property more
23 particularly described in the
24 Complaint adverse to Plaintiff's
25 ownership or any cloud upon
26 Plaintiff's right and title
27 thereto; and DOES 1-10,

28 Defendants.

23 A hearing was held before the Court the 20th day of
24 August, 2010, on the Plaintiff's Complaint to Quiet Title to real
25 property. The Court having reviewed the pleadings on file herein
26 finds and concludes as follows:

27 1. The above-entitled Court has jurisdiction over the
28 Plaintiff, RONALD A. CARRION FAMILY TRUST dated July 19, 2004, and

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AUG 16 2010
Eureka County
Clerk & Treasurer

1 the Defendants, WILLIAM MANLEY, THE ESTATE OF WILLIAM MANLEY,
2 MARIHELEN MANLEY, THE ESTATE OF MARIHELEN MANLEY, and all persons,
3 partnerships, corporations, or other entities who may claim an
4 interest in the real property, and in the subject matter contained
5 in the Plaintiff's Complaint.

6 2. The named Defendants, and unknown Defendants, have
7 been duly served with a copy of the Summons and Complaint in this
8 action as required and directed by law more than twenty (20) days
9 prior hereto by publication, mailing, and posting.

10 3. The above-named Defendants have not appeared herein
11 by answer, motion or other belief.

12 4. The time for the Defendants to appear, answer, move
13 or file any pleading has expired.

14 5. The Summons and Complaint has been duly posted as
15 required by NRS 40.100. A copy of the Declaration of Posting of
16 Summons and Complaint to Quiet Title was filed herein on April 30,
17 2010.

18 6. The Default of the Defendants, WILLIAM MANLEY, THE
19 ESTATE OF WILLIAM MANLEY, MARIHELEN MANLEY, THE ESTATE OF MARIHELEN
20 MANLEY and all persons, partnerships, corporations or other
21 entities who may claim in interest in the real property should be
22 and the same is hereby entered by the Court.

23 7. A Deed of Trust dated September 28, 1992 securing a
24 Promissory Note in the original amount of \$58,500.00, was executed
25 by Plaintiff's predecessors in interest RONALD A. CARRION and BETSY
26 A. CARRION, husband and wife, as Grantor; FIRST AMERICAN TITLE
27 COMPANY OF NEVADA, as Trustee; WILLIAM MANLEY and MARIHELEN MANLEY,
28 husband and wife, as community property with right of survivorship,

1 as Beneficiary. The Deed of Trust was recorded on September 29,
2 1992 in Book 239, Page 273, as Documents No. 142564, Official
3 Records of Eureka County, Nevada.

4 8. RONALD A. CARRION FAMILY TRUST dated July 19, 2004
5 is informed and believes that MARIHELEN MANLEY and WILLIAM MANLEY
6 the Beneficiary under the Deed of Trust are both deceased.

7 9. The RONALD A. CARRION FAMILY TRUST dated July 19,
8 2004 has paid the total unpaid balance of principal and all accrued
9 interest due under the terms of the Promissory Note.

10 10. Pursuant to Chapter 107 of the Nevada Revised
11 Statutes the RONALD A. CARRION FAMILY TRUST dated July 19, 2004 is
12 entitled to receive a full reconveyance of the Deed of Trust and
13 cancellation, discharge and satisfaction of the Promissory Note
14 from the Defendants.

15 11. The Clerk of the Court should be authorized to
16 execute a Full Reconveyance of the Deed of Trust and that the Court
17 declare the Promissory Note satisfied, cancelled and discharged.

18 12. The Defendants and each of them may claim some
19 right, title, estate or interest in and to the above-described Deed
20 of Trust and Promissory Note which is adverse to the RONALD A.
21 CARRION FAMILY TRUST dated July 19, 2004.

22 13. That such claims by Defendants are without any right
23 or foundation whatsoever and none of the Defendants have any right,
24 title, estate, lien or interest in said Deed of Trust or the
25 Promissory Note described above, or any portion thereof.

26 14. That by virtue of the death of WILLIAM MANLEY and
27 MARIHELEN MANLEY, THE ESTATE OF WILLIAM MANLEY and/or THE ESTATE OF
28 MARIHELEN MANLEY may claim an interest in the Deed of Trust and/or



1 Promissory Note.

2 15. EVVEN RAQUEL CARRION as Trustee of the RONALD A.
3 CARRION FAMILY TRUST dated July 19, 2004, should be declared to be
4 the owner of the following real property situate in the County of
5 Eureka, State of Nevada, more particularly described as follows:

6 TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

7 Section 11: S½

8 TOGETHER with all buildings and improvements
9 located thereon.

10 TOGETHER WITH all and singular the tenements,
11 hereditaments, easements, and appurtenances
12 thereunto belonging or in anywise
13 appertaining, and the reversions, remainders,
14 rents, issues and profits thereof, or of any
15 part thereof.

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17 16. The RONALD A. CARRION FAMILY TRUST dated July 19,
18 2004 and its predecessors in interest have for more than fifteen
19 (15) years continuously prior to the filing of this Complaint, are
20 now and have been the owner in fee and in actual and exclusive,
21 open, notorious, peaceable and uninterrupted possession of the said
22 property and have for more than five (5) years past paid all taxes
23 of every kind levied or assessed and due against the above-
24 described property, if any were due and payable.

25 17. The Court finds that all claims by the Defendants,
26 if any, are without any right or foundation whatsoever and the
27 Defendants have no right, title, estate, lien or interest in the
28 property described in Paragraph 15 above, or any portion thereof.

WHEREFORE, the Court enters its judgment and decree as to
the Defendants, WILLIAM MANLEY, THE ESTATE OF WILLIAM MANLEY,
MARIHELEN MANLEY, THE ESTATE OF MARIHELEN MANLEY, and all persons,

1 partnerships, corporations, or other entities which may claim an
2 interest in the real property as hereinafter set forth:

3 1. The Defendants are hereby adjudged to have no right,
4 title, interest, lien or claim whatsoever against the real property
5 described as follows:

6 TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

7 Section 11: S $\frac{1}{2}$

8 TOGETHER with all buildings and improvements
9 located thereon.

10 TOGETHER WITH all and singular the tenements,
11 hereditaments, easements, and appurtenances
12 thereunto belonging or in anywise
13 appertaining, and the reversions, remainders,
14 rents, issues and profits thereof, or of any
15 part thereof.

16 APN: 007-330-09

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

20 3. EVVEN RAQUEL CARRION Trustee of the RONALD A.
21 CARRION FAMILY TRUST dated July 19, 2004 is hereby adjudged and
22 decreed to be the sole and true owner of the real property
23 described above in fee simple absolute and title is hereby quieted
24 in EVVEN RAQUEL CARRION Trustee of the RONALD A. CARRION FAMILY
25 TRUST dated July 19, 2004.

26 4. The Defendants, and each of them, are forever
27 enjoined and barred from asserting any claim whatsoever in regard
28 to the Deed of Trust and Promissory Note which are recorded as a
lien against the above-described real property.

5. EVVEN RAQUEL CARRION Trustee of the RONALD A.
CARRION FAMILY TRUST dated July 19, 2004 is hereby adjudged to be

1 entitled to receive a full reconveyance the Deed of Trust dated
2 September 28, 1992, securing a Promissory Note in the original
3 amount of \$58,500.00 executed by Plaintiff's predecessors in
4 interest RONALD A. CARRION and BETSY A. CARRION, husband and wife,
5 as Grantor; FIRST AMERICAN TITLE COMPANY OF NEVADA, as Trustee;
6 WILLIAM MANLEY and MARIHELEN MANLEY, husband and wife, as community
7 property with right of survivorship, as Beneficiary. The Deed of
8 Trust recorded on September 29, 1992 in Book 239, Page 273, as
9 Documents No. 142564, Official Records of Eureka County, Nevada is
10 hereby cancelled, discharged and the Promissory Note is satisfied
11 in full.

12 6. The Eureka County Clerk is hereby authorized to
13 execute a Full Reconveyance of the Deed of Trust and declare that
14 indebtedness under the Deed of Trust evidenced by the Promissory
15 Note is fully satisfied, cancelled and discharged.

16 7. A certified copy of this Judgment is to be recorded
17 in the Official Records of the Eureka County Recorder's Office,
18 Eureka County, Nevada.

19 DATED this 24th day of August, 2010.

20
21 Steve L. Dobrescu
22 STEVEN L. DOBRESCU
23 DISTRICT JUDGE-Department 1

24
25
26 SEVENTH JUDICIAL DISTRICT COURT,
27 IN AND FOR COUNTY OF EUREKA,
28 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 25th WITNESS My Hand and Seal of said day of August 20 10...

County Clerk and Ex-Officio Court Clerk
Glennam Carthel Deputy Clerk