

APN: 003-433-04

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Elko, NV 89801

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COPENHAVER & MCCONNELL PC

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$19.00

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RPTT:

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0223852

JUDGMENT QUIETING TITLE

AFFIRMATION STATEMENT

The undersigned hereby affirms that the foregoing pleading, including any exhibits, DOES NOT contain the Social Security number of any person or persons.


KATIE HOWE MCCONNELL

FEB 20 2013

Eureka County Clerk

By Shodborny

1 CASE NO. CV1212-192

2 DEPT NO. 1

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

9
10 **GARY W. ARMKNECHT and CINDY**
11 **ARMKNECHT,**

12 Plaintiffs,

JUDGMENT QUIETING TITLE

13 vs.

14 **PAUL BRITTAIN and JOHNNIE**
15 **BRITTAIN; and ALICE BAUGHN;** all
16 other unknown persons,
17 partnerships, corporations or
18 other entities claiming any
19 right, title, estate, lien or an
20 interest in the real property
21 described in the Complaint
22 adverse to Plaintiffs' ownership
23 or any cloud upon Plaintiffs'
24 title thereto; and DOES 1-10,

25 Defendants.

26
27 A hearing was held before the Court this 15th day of
28 February, 2013, on the Plaintiffs' Complaint to Quiet Title to real
property. The Court having reviewed the pleadings finds and
concludes as follows:

1. The above-entitled Court has jurisdiction over the
Plaintiffs, **GARY W. ARMKNECHT and CINDY ARMKNECHT,** and the
Defendants, **PAUL BRITTAIN, JOHNNIE BRITTAIN and ALICE BAUGHN,** all

Eureka County
Clerk & Treasurer

RECEIVED

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1 persons, partnerships, corporations, or other entities who may
2 claim an interest in the real property, and in the subject matter
3 contained in the Plaintiffs' Complaint.

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

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

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

12 5. The Summons and Complaint have been duly posted as
13 required by NRS 40.100. A copy of the Declaration of Posting of
14 Summons and Complaint to Quiet Title was filed herein on December
15 24, 2012.

16 6. The Default of the Defendants, **PAUL BRITTAIN,**
17 **JOHNNIE BRITTAIN** and **ALICE BAUGHN**, and all persons, partnerships,
18 corporations or other entities who may claim in interest in the
19 real property should be and the same is hereby entered by the
20 Court.

21 7. That the Plaintiffs, **GARY W. ARMKNECHT** and **CINDY**
22 **ARMKNECHT**, should be declared to be the owners of the following
23 real property situate in the County of Eureka, State of Nevada,
24 more particularly described as follows:

25 Section 13, Township 31 North, Range 49 East,
26 Parcel #39

27 APN: 003-433-04

28 TOGETHER WITH all buildings and improvements
thereon.



1 TOGETHER WITH all and singular the tenements,
2 hereditaments, easements, and appurtenances
3 thereunto belonging or in anywise
4 appertaining, and the reversions, remainders,
5 rents, issues and profits thereof, or of any
6 part thereof.

7
8 SUBJECT TO all taxes and assessments,
9 reservations, exceptions, easements, rights of
10 way, limitations, covenants, conditions,
11 restrictions, terms, liens, charges and
12 licenses affecting the property of record.
13

14 8. The Plaintiffs and their predecessors in interest
15 have for more than fifteen (15) years continuously prior to the
16 filing of this Complaint, are now and have been the owners in fee
17 and in actual and exclusive, open, notorious, peaceable and
18 uninterrupted possession of the said property and have for more
19 than five (5) years past paid all taxes of every kind levied or
20 assessed and due against the above-described property, if any were
21 due and payable.

22 9. The Defendants may claim an ownership interest in
23 the property.

24 10. The Court finds that all claims by the Defendants,
25 if any, are without any right or foundation whatsoever and the
26 Defendants have no right, title, estate, lien or interest in the
27 property described in Paragraph 7 above, or any portion thereof.

28 WHEREFORE, the Court enters its judgment and decree as to
the Defendants, **PAUL BRITTAIN, JOHNNIE BRITTAIN and ALICE BAUGHN,**
and all persons, partnerships, corporations, or other entities
which may claim an interest in the real property as follows:

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



Section 13, Township 31 North, Range 49 East,
Parcel #39

APN: 003-433-04

TOGETHER WITH all buildings and improvements
thereon.

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

SUBJECT TO all taxes and assessments,
reservations, exceptions, easements, rights of
way, limitations, covenants, conditions,
restrictions, terms, liens, charges and
licenses affecting the property of record.

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

3. The Plaintiffs are hereby adjudged and decreed to be
the sole and true owners of the real property described above in
fee simple absolute and title is hereby quieted in the Plaintiffs,
GARY W. ARMKNECHT and CINDY ARMKNECHT.

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

DATED this 20th day of February, 2013.

/s/ Steve L. Dobrescu
STEVEN DOBRESCU
DISTRICT JUDGE, DEPT. 1

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 20th day of February 20 13

County Clerk and Ex-Officio Court Clerk

Deputy Clerk



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AFFIRMATION STATEMENT

The undersigned hereby affirms that the foregoing pleading, including any exhibits, DOES NOT contain the social security number of any person or persons.



KATIE HOWE MCCONNELL