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Official Record

Recording requested By
KENNETH & CAROLYN OLSEN

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$18.00

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Recording Requested by:

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DECREE QUIETING TITLE

(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.

SEP 20 2013

Eureka County Clerk

By *[Signature]*

No. CV 1305-201

Dept. 2

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

**KENNETH W. OLSEN and CAROLYN M.
OLSEN,**

Plaintiffs,

v.

**JEANETTE ARNUST, PEGGY A. MARTIN,
JANIS RICKARD, FRANK LOOMIS, EDWARD
LOOMIS, WILLIAM MONTELLO, ROBERTA
GEDDES, CHRISTINE MONTELLO, KATERI
TEKAKWITHA FUND – ST. JOSEPH MISSION
CHURCH OF SAN JACINTO, CALIFORNIA,
HOLY SPIRIT CATHOLIC CHURCH OF HEMET,
CALIFORNIA, UNKNOWN HEIRS OF MARY
FUCO GREEN, DECEASED, UNKNOWN HEIRS
OF RUTH PRENTICE MONTELLO, AKA RUTH
GREEN, DECEASED, all of the unknown
spouses, heirs, personal representatives,
devisees, legatees, successors and assigns of
the foregoing, if any, FIRST DOE, SECOND
DOE, THIRD DOE, FOURTH DOE
COMPANY, a partnership, and FIFTH
DOE COMPANY, a corporation and all
other unknown persons and entities claiming
any right, title, estate, lien or interest in the
real property described in the Complaint
and other pleadings herein, or any part
thereof, adverse to Plaintiffs' ownership, or
any cloud upon Plaintiffs' title thereto,**

Defendants.

DECREE QUIETING TITLE



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1 The above entitled action came on duly and regularly to be heard on Friday, September 20,
2 2013, at 10:00 a.m. before the above entitled Court, without a jury, no jury having been demanded
3 by any of the parties hereto. Plaintiffs appeared in person and by their counsel, Shawn K. Jones of
4 the law firm of Wilson | Barrows | Salyer | Jones. Defendants JEANETTE ARNQUIST, PEGGY A.
5 MARTIN, appeared by submitting their *Appearance, Answer, Admission and Consent to Entry of*
6 *Judgment in Favor of Plaintiffs*, which is on file herein. No other Defendants appeared in the action
7 and their default was requested in open court by Plaintiffs for such Defendants' failure to answer or
8 otherwise appear and file any pleading or motion herein within the time allowed by law, or at all,
9 after having been duly and regularly served with Summons and Complaint and First Amended
10 Complaint in the manner approved by law. Evidence and arguments were presented and the matter
11 was submitted.

12 **ACCORDINGLY, THE COURT HEREBY FINDS AND CONCLUDES AS FOLLOWS:**

13 1. Plaintiffs, KENNETH W. OLSEN and CAROLYN M. OLSEN ("Plaintiffs"), bring this
14 action against Defendants, and in rem against the whole world, to quiet, establish and determine the
15 estate and title to, and to determine any and all adverse claims to and clouds upon, the title to that
16 certain real property in Eureka County, Nevada, particularly described on Exhibit A to the *First*
17 *Amended Complaint*, on file herein (the "Subject Property").

18 2. Plaintiffs filed for record in the Office of the Recorder of the County of Eureka, State
19 of Nevada, an appropriate notice of pendency of this action containing a statement of the object of
20 the action, and a particular description of the Subject Property affected thereby.

21 3. Summons herein was duly issued within one (1) year of the filing of the First
22 Amended Complaint and has been duly served as evidenced by each *Acceptance of Service of*
23 *Summons and Complaint* and *Affidavit of Mailing* on file herein.

1 4. Defendants Roberta Geddes, Edward Loomis and the unknown heirs of Mary Fuco
2 Green and Ruth Prentice Montello, aka Ruth Green were otherwise duly and lawfully served by
3 publication inasmuch as the Summons was duly and regularly published, pursuant to Court Order, in
4 the *Eureka Sentinel* at least once a week for a period of four (4) successive weeks, as more fully
5 appears in the *Affidavit of Publication* on file herein.

6 5. All Defendants not personally served have been duly and regularly served by
7 publication and mailing in the manner required by law, and by the *Order of Publication* on file
8 herein, which Order was made pursuant to *Affidavit of Publication* theretofore duly filed, as more
9 fully appears from the *Affidavit for Publication*, and the *Order for Publication and Affidavit of*
10 *Mailing* on file herein.

11 6. All applicable provisions of the Nevada Revised Statutes have been fully complied
12 with.

13 7. Plaintiffs have appropriately filed an Affidavit pursuant to NRS 14.040.

14 8. Plaintiffs have never made any conveyance of the Subject Property, or any part
15 thereof, or any interest therein.

16 9. All of the facts, things and matters set forth in the *Plaintiffs' First Amended*
17 *Complaint* are true.

18 10. Plaintiffs are the rightful, legal and lawful owners of the Subject Property in fee
19 simple absolute.

20 11. In fact, and in equity and law, none of the Defendants have any right, title, interest or
21 estate in, or lien upon, the Subject Property, or any part thereof, **AND GOOD CAUSE**

22 **APPEARING THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, DECLARED AND**
23 **DECREED AS FOLLOWS:**



1. That each and every Defendants herein was duly, legally and regularly served with Summons, Complaint and First Amended Complaint in person or otherwise, as required by law, and full jurisdiction to hear and determine this cause and to make and enter this Decree was and is vested in this Court.
2. That Plaintiffs are the owners of, seized in fee simple absolute and in the actual and peaceable possession of, the Subject Property described in the First Amended Complaint herein, and of each and every part and parcel thereof.
3. That none of the Defendants nor any other person or persons has or have any right, title, interest or estate in, or lien upon, the Subject Property, or any part thereof.
4. That the Defendants, and each of their servants, agents, attorneys and employees, and unknown Defendants herein described as such, and each of them, be forever restrained, enjoined and barred from claiming or asserting any estate, interest, right, title, lien, claim or possession in or to the Subject Property, or any part thereof, adverse to the Plaintiffs.
5. That Plaintiffs forthwith record a certified copy of this Decree in the Office of the Eureka County Recorder.

DONE IN OPEN COURT and this written Decree signed on September 20, 2013.

/s/ Steve L. Dobrescu
DISTRICT JUDGE
SEVENTH JUDICIAL DISTRICT COURT

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 September 20 13

County Clerk and Ex-Officio Court Clerk
Diane Podlany Deputy Clerk



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