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Eureka County - NV

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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.

TRAVIS W. GERBER

NOV 01 2013

Eureka County Clerk
By *Heather Marshall*

1 CASE NO. CV1307-204

2 DEPT. 2

3 Affirmation: This document does
4 not contain the social security
5 number of any person.

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

8
9 **CATHY WOLF,**

10 Plaintiff,

11 vs.

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

20 Defendants.

JUDGMENT QUIETING TITLE

21 A hearing was held before the Court this 18th day of October, 2013, on the Plaintiff's
22 Complaint to Quiet Title to real property. The Court having reviewed the pleadings finds and
23 concludes as follows:

24 1. The above-entitled Court has jurisdiction over the Plaintiff, **CATHY WOLF**, and the
25 Defendants, **PAUL BRITTAIN, JOHNNIE BRITTAIN** and **ALICE BAUGHN**, all persons,
26 partnerships, corporations, or other entities who may claim an interest in the real property, and in the
27 subject matter contained in the Plaintiff's Complaint.

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

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

1 belief.

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

3 5. The Summons and Complaint have been duly posed as required by NRS 40.100. A
4 copy of the Declaration of Posting of Summons and Complaint to Quiet Title was filed herein on
5 August 19, 2013.

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

9 7. That the Plaintiff, **CATHY WOLF**, should be declared to be the owner of the
10 following real property situate in the County of Eureka, State of Nevada, more particularly described
11 as follows:

12 Lot 7, Block 21, CRESCENT VALLEY RANCH AND FARMS,
13 INC., UNIT NO. 1, according to the official map thereof, filed in the
14 Office of the County Recorder of Eureka County, Nevada on April 6,
15 1959 as File No. 34081.

16 EXCEPTING THEREFROM all petroleum, oil, natural gas and
17 products derived therefrom lying in and under said land as reserved by
18 SOUTHERN PACIFIC LAND COMPANY, in Deed recorded
19 September 24, 1951, in Book 24, Page 168, Deed Records, Eureka
20 County, Nevada.

21 TOGETHER WITH all buildings and improvements thereon.

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

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

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

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

2 10. The Court Finds that all claims by the Defendants, if any, are without any right or
3 foundation whatsoever and the Defendants have no right, title, estate, lien or interest in the property
4 described in Paragraph 7 above, or any portion thereof.

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

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

10 Lot 7, Block 21, CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1, according to
11 the official map thereof, filed in the Office of the County Recorder of Eureka County, Nevada on
12 April 6, 1959 as File No. 34081.

13 EXCEPTING THEREFROM all petroleum, oil, natural gas and
14 products derived therefrom lying in and under said land as reserved by
15 SOUTHERN PACIFIC LAND COMPANY, in Deed recorded
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17 County, Nevada.

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

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

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

 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.

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DATED this 30th day of October, 2013.

151 Gary D. Fairman
DISTRICT JUDGE, DEPT. 2

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.	
DISTRICT COURT, this <u>12th</u> day of <u>November</u> 20 <u>13</u>	
<u>Beverly Conley</u> County Clerk and Ex-Officio Court Clerk	<u>[Signature]</u> Deputy Clerk