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Gerber Law Offices, LLP
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Elko, Nevada 89801

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10/29/2015

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Official Record

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Eureka County - NV

Sara Simmons - Recorder

Fee: \$18.00

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RPTT:

Recorded By: LH

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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.


ZACHARY A. GERBER

OCT 16 2015

Eureka County Clerk

By

CASE NO. CV1506-223

DEPT. 2

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

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

LONE STAR ASSETS, LP,

Plaintiff,

vs.

RANDALL T. BAUER; WALTRAUD E.
BAUER; MICHAEL V. HOOK, also known
as MICHAEL VINCENT HOOK;
SHELDA HOOK; LEE LOUDEN; and
NANCY LOUDEN; all other unknown
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 the Plaintiff's title thereto; and
DOES 1-10;

Defendants.
_____JUDGMENT QUIETING TITLE

A hearing was held before the Court this 16th day of October, 2015, on the Plaintiff's 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 Plaintiff, LONE STAR ASSETS, LP, and the Defendants, RANDALL T. BAUER, WALTRAUD E. BAUER, MICHAEL V. HOOK, also known as MICHAEL VINCENT HOOK, SHELDA HOOK, LEE LOUDEN, NANCY LOUDEN and DOES 1-10, all persons, partnerships, corporations, or other entities who may claim an interest in the real property, and in the subject matter contained in the Plaintiff's Complaint.

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SEP 23 2015

RECEIVED

Eureka County
Clerk & Treasurer

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

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

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

7 5. The Summons and Complaint have been duly posted as required by NRS 40.100. A
8 copy of the Declaration of Posting of Summons and Complaint to Quiet Title was filed herein on July
9 11, 2015.

10 6. The Default of the Defendants, **RANDALL T. BAUER, WALTRAUDE E. BAUER,**
11 **MICHAEL V. HOOK, also known as MICHAEL VINCENT HOOK, SHELDA HOOK, LEE**
12 **LOUDEN, NANCY LOUDEN and DOES 1-10,** and all persons, partnerships, corporations or other
13 entities who may claim any interest in the real property should be and the same is hereby entered by
14 the Court.

15 7. That upon review of the matter and pursuant to NRS 40.110, the Plaintiff, **LONE**
16 **STAR ASSETS, LP,** should be declared to be the owner of the following real property situate in the
17 County of Eureka, State of Nevada, more particularly described as follows:

18 Lots 8 and 9, Block 1, of **CRESCENT VALLEY RANCH & FARMS,**
19 **UNIT NO. 1,** as per map recorded in the office of the County Recorder
 of Eureka County, Nevada, as File No. 34081.

20 **EXCEPTING THEREFROM** all petroleum, oil, natural gas and
21 products derived therefrom, within or underlying said land or that may
22 be produced therefrom, as reserved in deed from **SOUTHERN**
23 **PACIFIC LAND COMPANY** to **H. I. BUCHENAU** and **ELSIE**
 BUCHENAU, recorded September 24, 1951 in Book 24, Page 168,
 Deed Records, Eureka County, Nevada.

24 **FURTHER EXCEPTING THEREFROM** an easement along all
25 boundaries of said lot thirty (30) feet in width for roadway, ingress and
26 egress purposes, which thirty (30) feet is intended to include an
27 easement ten (10) feet in width along all boundaries of said lots for
28 pole lines, for the transmission of electrical energy, for telephone lines
 and/or any pipe lines for water, gas or sewerage and any conduits for
 electrical or telephone wires and incidental purposes, as reserved in
 deed from Nevada Title Guaranty Company, recorded July 22, 1969,
 in Book 29, Page 575, Official Records, Eureka County, Nevada.



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1 TOGETHER WITH all buildings and improvements thereon.

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

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

10 8. The Defendants may claim an ownership interest in the property.

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

14 WHEREFORE, the Court enters its judgment and decree as to the Defendants, **RANDALL**
15 **T. BAUER, WALTRAUD E. BAUER, MICHAEL V. HOOK, also known as MICHAEL**
16 **VINCENT HOOK, SHELDA HOOK, LEE LOUDEN, NANCY LOUDEN and DOES 1-10, and**
17 to all persons, partnerships, corporations, or other entities which may claim an interest in the real
18 property as follows:

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

21 Lots 8 and 9, Block 1, of CRESCENT VALLEY RANCH & FARMS,
22 UNIT NO. 1, as per map recorded in the office of the County Recorder
23 of Eureka County, Nevada, as File No. 34081.

24 EXCEPTING THEREFROM all petroleum, oil, natural gas and
25 products derived therefrom, within or underlying said land or that may
26 be produced therefrom, as reserved in deed from SOUTHERN
27 PACIFIC LAND COMPANY to H. I. BUCHENAU and ELSIE
28 BUCHENAU, recorded September 24, 1951 in Book 24, Page 168,
Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an easement along all
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1 TOGETHER WITH all buildings and improvements thereon.

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

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

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

12 3. The Plaintiff is hereby adjudged and decreed to be the sole and true owner of the real
13 property described above in fee simple absolute and title is hereby quieted in the Plaintiff, **LONE**
14 **STAR ASSETS, LP.**

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

17 **DATED** this 10th day of October, 2015.

18 /s/ Gary D. Fairman
19 DISTRICT JUDGE, DEPT. 2

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23
24 SEVENTH JUDICIAL DISTRICT COURT,
IN AND FOR COUNTY OF EUREKA,
STATE OF NEVADA } 88
25 I, the Undersigned COUNTY CLERK and Ex-Officio
26 CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY
27 that the foregoing is a full, true and correct copy of the original on file in
28 my office and that I have carefully compared the same with the
original.
DISTRICT COURT, this 10th day of October 20 15
County Clerk and Ex-Officio Court Clerk
[Signature] Deputy Clerk

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