

APN: 002-037-13

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**Recording Requested by:**  
Gerber Law Offices, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

**DOC # 0230043**

10/29/2015 01:19 PM

**Official Record**

Recording requested By  
GERBER LAW OFFICES LLP

Eureka County - NV

Sara Simmons - Recorder

Fee: \$18.00

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RPTT:

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0230043

**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 [Signature]

1 CASE NO. CV1506-223

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 **LONE STAR ASSETS, LP,**

10 Plaintiff,

11 vs.

12 **RANDALL T. BAUER; WALTRAUD E.**  
13 **BAUER; MICHAEL V. HOOK, also known**  
14 **as MICHAEL VINCENT HOOK;**  
15 **SHELDA HOOK; LEE LOUDEN; and**  
16 **NANCY LOUDEN; all other unknown**  
17 **persons, partnerships, corporations or other**  
18 **entities claiming any right, title, estate, lien or**  
19 **an interest in the real property described in the**  
20 **Complaint adverse to Plaintiff's ownership or**  
21 **any cloud upon the Plaintiff's title thereto; and**  
22 **DOES 1-10;**

**JUDGMENT QUIETING TITLE**

23 Defendants.  
24 \_\_\_\_\_ /

25 A hearing was held before the Court this 16<sup>th</sup> day of October, 2015, on the Plaintiff's  
26 Complaint to Quiet Title to real property. The Court having reviewed the pleadings finds and  
27 concludes as follows:

28 1. The above-entitled Court has jurisdiction over the Plaintiff, **LONE STAR ASSETS,**  
29 **LP,** and the Defendants, **RANDALL T. BAUER, WALTRAUD E. BAUER, MICHAEL V.**  
30 **HOOK, also known as MICHAEL VINCENT HOOK, SHELDA HOOK, LEE LOUDEN,**  
31 **NANCY LOUDEN and DOES 1-10,** all persons, partnerships, corporations, or other entities who  
32 may claim an interest in the real property, and in the subject matter contained in the Plaintiff's  
33 Complaint.

RECEIVED  
SEP 23 2015  
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, WALTRAUD 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**  
              **PACIFIC LAND COMPANY** to **H. I. BUCHENAU** and **ELSIE**  
              **BUCHENAU,** recorded September 24, 1951 in Book 24, Page 168,  
23               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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TOGETHER WITH all buildings and improvements thereon.

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.

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.

- 8. The Defendants may claim an ownership interest in the property.
- 9. The Court Finds that all claims by the Defendants, if any, are without any right or

foundation whatsoever and the Defendants have no right, title, estate, lien or interest in the property described in Paragraph 7 above, or any portion thereof.

WHEREFORE, the Court enters its judgment and decree as to 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**, and to 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:

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

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

FURTHER EXCEPTING THEREFROM an easement along all boundaries of said lot thirty (30) feet in width for roadway, ingress and egress purposes, which thirty (30) feet is intended to include an easement ten (10) feet in width along all boundaries of said lots for 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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TOGETHER WITH all buildings and improvements thereon.

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.

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.

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 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, **LONE STAR ASSETS, LP.**

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 10<sup>th</sup> day of October, 2015.

/s/ 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 10<sup>th</sup> day of October 20 15

County Clerk and Ex-Officio Court Clerk  
[Signature] Deputy Clerk

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