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IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR CARSON CITY

FILED

OCT-7 PM 1:47

TED L. THORNTON

CLERK

DEPUTY

\* \* \* \* \*

LANE BAXTER,  
Plaintiff.  
vs.  
DWAYNE E. HOLMAN,  
Defendant.

JUDGMENT

The above entitled matter came before the Court for trial on September 30, 1983. Plaintiff and defendant appeared in person and by and through their attorneys. The Court having heard the testimony and reviewed the exhibits now makes the following findings of fact:

FINDINGS OF FACT

That plaintiff and defendant entered into a written agreement whereby defendant purchased plaintiff's house located in Carson City, Nevada, for the sum of \$250,000.00. As part of the consideration defendant executed four (4) promissory notes totalling \$60,000.00 at interest at 12% per annum from February 4, 1981. These notes were secured by Deeds of Trust on the house and three other properties owned by the defendant.

That defendant defaulted in the terms of the notes and plaintiff commenced foreclosure proceedings incurring costs of \$800.00, but the properties were foreclosed by prior lien holders. Plaintiff was deprived of her security.

The Court finds that the defendant is indebted to plaintiff for \$60,800.00 together with interest, costs and attorneys fees in

1 the sum of \$6000.00.

2 The Court further finds that the plaintiff did not prove  
3 her case of fraud by clear and convincing evidence and therefore  
4 the aspect of plaintiff's case is dismissed.

5 CONCLUSIONS OF LAW

6 The Court has jurisdiction over the parties and subject  
7 matter of this action.

8 Plaintiff is entitled to Judgment against Defendant.

9 JUDGMENT

10 Plaintiff, LANE BAXTER, is awarded Judgment against  
11 defendant, DWAYNE E. HOLMAN, for the principal sum of \$60,800.00,  
12 plus accrued interest at the rate of 12% per annum in the sum of  
13 \$19,456.00, together with costs of suit in the sum of \$239.50,  
14 attorneys fees in the sum of \$6000.00, with all sums except  
15 accrued interest, to carry interest at the rate of 12% per annum,  
16 until paid.

17 DATED THIS 14 DAY OF October, 1983.

18 Michael E. Zondi  
19 DISTRICT JUDGE

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33 REQUESTED BY  
W.S. Harper  
34 UNOFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
35 \$6.00 pd.  
1983 NOV 16 AM 9:25  
36 SUZANNE BEAUDREAU  
RECORDER  
Carol J. Viant  
Rep.

CERTIFIED COPY

The document to which this certificate is at-  
tached is a full, true and correct copy of the  
original on file and of record in my office.

DATE: October 20, 1983

TED P. TILLEY, Clerk  
of the District Court of the State  
of Nevada, in and for the County of Clark

By: P. Murphy

SEAL