

QUITCLAIM DEED

THIS INDENTURE, made this 13th day of Dec. 1983, by JAMES D. KARNES, whose address is 904 Tourmaline Drive, Carson City, Nevada 89701.

W I T N E S S E T H :

That the said JAMES D. KARNES, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, does by these presents QUITCLAIM unto the said JAMES D. KARNES and PEGGY L. KARNES HESS as tenants in common one-half to each other, and to their assigns forever, subject to the specific conditions set forth in that Decree of Divorce filed in the Ninth Judicial District Court of the State of Nevada, In and For the County of Douglas, on January 20, 1983, a copy of which is attached hereto marked Exhibit A and incorporated herein as if set forth verbatim, the following described property situate in Douglas County, State of Nevada, to-wit:

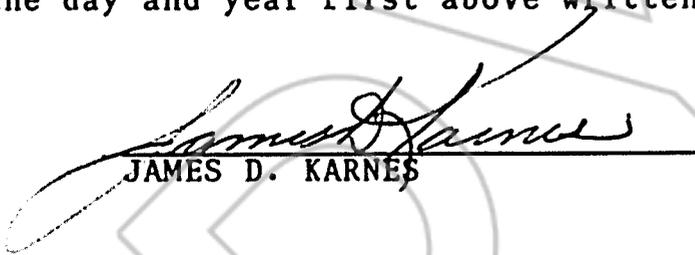
Lot 40, HIGHLAND ESTATES, UNIT NO. 1, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 26, 1977, in Book 478, Page 850, as Document No. 55769. Assessor's parcel no. 13-221-14.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said JAMES D. KARNES and PEGGY L. KARNES HESS and their assigns forever.

It is the intent of JAMES D. KARNES to divest himself of any and all interest in and to the above described property, community or otherwise, and to vest title to JAMES D. KARNES and PEGGY L. KARNES as tenants in common one-half to each other as their sole and separate property.

IN WITNESS WHEREOF, the said JAMES D. KARNES has hereunto set his hand the day and year first above written.



JAMES D. KARNES

NO. _____

1 CASE NO. 13221

2 DEPT. NO. 1

'83 JAN 20 A8:12

3 YVONNE BERNARD
4 CLERK

5 BY D. KINCADE DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

9 JAMES D. KARNES,
10 Plaintiff,

11 vs.

12 PEGGY L. KARNES,
13 Defendant.

FINDINGS OF FACT,
CONCLUSIONS OF LAW,
AND DECREE OF DIVORCE

14 _____ /
15 THIS CAUSE coming on regularly for trial this 14th day
16 of January 1983, before the above-entitled Court, sitting with-
17 out a jury, a trial by jury having been waived, and the Plain-
18 tiff appearing in person, by and through his attorney, J. THOMAS
19 SUSICH, of the firm of CROWELL, CROWELL, CROWELL, & BAKER, LTD.,
20 and the Defendant appearing in propria persona.

21 After hearing the allegations and proofs of the Plain-
22 tiff and Defendant, and all of the records and files in this
23 case being admitted in evidence, and being fully advised in the
24 premises, the Court finds as follows:

25 FINDINGS OF FACT

26 I

27 That the Plaintiff herein is an actual bona-fide resi-
28 dent of the State of Nevada and was a resident at least six
29 weeks prior to the filing of the Complaint in this matter.

30 II

31 That the Plaintiff and the Defendant intermarried on or
32 about November 27, 1974, in Las Vegas, Clark County, Nevada.

CROWELL, CROWELL, CROWELL & BAKER, LTD.
A PROFESSIONAL LAW CORPORATION

Members

WM J CROWELL

ROBERT L CROWELL
J THOMAS SUSICH

WILLIAM J CROWELL JR
R SCOTT BAKER

POST OFFICE BOX 1000
CARSON CITY, NEVADA
89702

702-482-1311
702-883-8937
702-588-5448

1 III

2 That the parties adopted a minor child, namely, BRIAN
3 JAMES KARNES, born on March 1, 1974. The parties also had a
4 minor child, namely, JAMMI DALANE KARNES, born January 9, 1976.

5 IV

6 The Plaintiff is a fit and proper person to have the
7 care, custody, and control of the minor children.

8 V

9 The Defendant is not a fit and proper person to have
10 the care and custody or control of the minor children due to her
11 mental and physical condition which will impair her ability to
12 properly care for the children if they were in her custody, and
13 may result in danger of physical and/or mental harm to the chil-
14 dren if she were to exercise said custody.

15 VI

16 The parties have acquired certain property during their
17 marriage which should be fairly and equitably divided between
18 them. Specifically, the court finds that the Quitclaim Deed
19 executed by the Defendant on April 23, 1982, and duly recorded
20 in Book 482, Page 1815, Document Number 67323, Official Records
21 of the Douglas County Recorder was executed by the Defendant
22 during a time when she was under mental stress which impaired
23 her judgment.

24 VII

25 The parties have also incurred certain debts and obli-
26 gations during their marriage which should be divided in a fair
27 and equitable manner.

28 VIII

29 The parties have become incompatible in their marriage
30 and are incapable of reconciling their differences.

31 Based upon the above Findings of Fact, the Court makes
32 the following:

1 CONCLUSIONS OF LAW

2 I

3 That the Plaintiff herein is entitled to a Judgment and
4 a Decree of this Court dissolving the bonds of matrimony between
5 the said Plaintiff and Defendant, PEGGY L. KARNES, on the statu-
6 tory ground of incompatibility in the marriage of Plaintiff and
7 Defendant.

8 II

9 The Plaintiff should be awarded physical and legal
10 custody of the minor children subject to reasonable visitation
11 in the Defendant.

12 III

13 The Quitclaim Deed conveying the Defendant's interest
14 in the home of the parties to the Plaintiff should be declared
15 void and of no effect.

16 IV

17 The debts and remaining assets of the parties should be
18 divided in a fair and equitable manner.

19 DECREE OF DIVORCE

20 IT IS, THEREFORE, by reason of the law and the findings
21 aforesaid, -

22 ORDERED, ADJUDGED, and DECREED that the bonds of matri-
23 mony now and heretofore existing between Plaintiff, JAMES D.
24 KARNES, and Defendant, PEGGY L. KARNES, be, and the same are
25 hereby absolutely and forever dissolved, and the parties freed
26 from all obligations thereof.

27 IT IS FURTHER ORDERED, ADJUDGED, and DECREED that the
28 physical and legal custody of the minor children be placed in
29 the Plaintiff with reasonable visitation rights in the Defendant.

30 IT IS FURTHER ORDERED, ADJUDGED, and DECREED that the
31 Quitclaim Deed executed by the Defendant on April 23, 1982, con-
32 veying title to the home of the parties to the Plaintiff is void

CROWELL, CROWELL & BAKER, LTD.
A PROFESSIONAL LAW CORPORATION

Members
WILLIAM J. CROWELL, JR.
ROBERT L. CROWELL
R. SCOTT BAKER
J. THOMAS SUTICH

702-482-1311
702-483-4937
702-588-3448

POST OFFICE BOX 1000
CARSON CITY, NEVADA
89702

1 and of no effect, and that the Defendant is to be restored to
2 one-half (1/2) of the ownership interest of the Plaintiff in the
3 home. Said property is described as follows:

4 Lot 40, HIGHLAND ESTATES, UNIT NO. 1,
5 according to the map thereof, filed for
6 record in the office of the County Recorder
7 of Douglas County, Nevada, on July 26, 1977,
8 in Book 478, Page 850, as Document Number
9 55769. Assessor's Parcel Number 13-221-14.

10 The Plaintiff is ordered to execute such documents as
11 are necessary to restore the equal ownership interest of the
12 Defendant in the above-described property.

13 The parties shall retain ownership of the home for a
14 period of at least two (2) years unless they mutually agree
15 otherwise in writing. During said time, Plaintiff shall have
16 the right to reside in said home with the minor children. Any
17 time after two (2) years from January 14, 1983, either party
18 may petition the Court for sale of the home. After the sale
19 has been accomplished, the costs of sale shall be deducted from
20 any cash equity realized. The Plaintiff will then be entitled
21 to receive payment for all of the principal reduction which has
22 occurred between January 14, 1983, and said sale, as well as
23 one-half (1/2) of all the premiums paid for house insurance
24 during said time and one-half (1/2) of all tax payments made on
25 said home during said time. The Plaintiff is directed to make
26 all payments of principal, interest, insurance, and taxes pend-
27 ing sale.

28 Plaintiff is awarded as his sole and separate property
29 the ham radios, the TRS 80 computer and accessories, the shot-
30 guns, the .22 rifles, the 30.30 rifle, the .45 pistol, and the
31 .38 pistol; the guitar, two of the oil paintings, the tele-
32 vision set, the couch and chair, and the rest of the household
items, except for those few items of dishes and linens which
the Defendant needs once she is discharged from the hospital.

1 The Plaintiff is further awarded the 1975 Volkswagen Rabbit
2 automobile and is ordered to discharge any debt thereon.

3 Defendant is awarded as her sole and separate property
4 the microwave oven, her father's bed, the kitchen table and
5 chairs, the stereo, two of the oil paintings, the other oil
6 painting, the tea cart, her personal clothing and other belong-
7 ings and such few items as dishes and linens as are necessary
8 at the time she is discharged from the hospital.

9 Defendant is further awarded the 1973 Pontiac automo-
10 bile. Plaintiff is directed to pay off the remaining balance
11 thereon. Plaintiff is further directed to make support pay-
12 ments to the wife in the amount of SEVEN HUNDRED FIFTY DOLLARS
13 (\$750.00) to be paid over a two(2) year period in reasonable
14 installments after the obligation against the 1973 Pontiac has
15 been discharged. The Court retains jurisdiction over the issue
16 of spousal support with the understanding that the SEVEN
17 HUNDRED FIFTY DOLLAR (\$750.00) support obligation may be
18 reduced or cancelled due to changed circumstances in the Defen-
19 dant's employment. It is not the intent of the Court to award
20 any additional spousal support in the future.

21 The Defendant, being unemployed, need not make any
22 child support payments at this time, but the Court specifically
23 retains jurisdiction to modify the support obligation at any
24 time the conditions change.

25 The previous Court order directing the Plaintiff to
26 pay to the Defendant FOUR HUNDRED DOLLARS (\$400.00) for
27 attorney's fees is dissolved. Each party shall bear their own
28 attorney's fees and costs herein.

29 DONE IN OPEN COURT this 20th day of January, 1983.

30
31
32 REQUESTED BY
J. Thomas Susich

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
#12.00-*pd.*

1983 DEC 20 PM 4:08

SUZANNE BEAUDREAU
RECORDER

Suzanne Beaudreau
Dec 20

Howard D. Miller

DISTRICT JUDGE

- 5 -

092966
BOOK 1283 PAGE 2381