

Case No. 16514

FILED

NO. _____

'86 JUN -2 A9:06

YVONNE BERNARD
CLERK

BY ~~John C. ...~~ DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

LAKE TAHOE LAND CO., INC.,

Plaintiffs,

vs.

FINDINGS OF FACT, CONCLUSIONS
OF LAW AND DECREE

BOULDIN DEVELOPMENT CORP.,
a California corporation,
DOES I-X, DOE CORPORATIONS
I-X, and all the unknown heirs,
executors, and assigns of
each of the foregoing
Defendants; and all other
persons unknown claiming any
right, title or interest in
or to the real property
adverse to Plaintiffs
ownership, or any cloud upon
Plaintiffs' title thereto,

Defendants.

_____/

This cause having come on to be heard before the Court sitting
without a jury on this 2nd day of June, 1986, and Plaintiff, LAKE
TAHOE LAND CO., INC., by and through its President, FERDIE
SIEVERS, having appeared in person and through his counsel, JON K.
SPRINGMEYER, and the Defendants, and all the unknown heirs and all
other persons, having been served herein by publication and the
Defendants, unknown heirs and all other persons, having failed to
answer or otherwise plead in the time allowed by law, the Plaintiff
having heretofore entered the default of said Defendants, unknown

1 heirs, and all other persons unknown, claiming any right, title,
2 estate, lien or interest in the real property described in Plaintiffs'
3 Complaint adverse to Plaintiff's ownership or any cloud upon Plaintiff's
4 title thereto, the Court finds that said Defendants are adjudged to
5 be in default.

6 Plaintiff having introduced evidence, both oral and documentary,
7 and rested, and Defendants having introduced no evidence, and said
8 cause having been submitted to the Court for its decision and judgment,
9 and the Court having been fully advised in the premises finds:

10 FINDINGS OF FACT

11 I.

12 That the Defendants, BOULDIN DEVELOPMENT CORP., DOES I-X, DOE
13 CORPORATIONS I-X, and all other unknown heirs, and all other persons
14 unknown, claiming any right, title, estate, lien or interest in the
15 real property described in Plaintiff's Complaint adverse to Plaintiff's
16 ownership or any cloud upon Plaintiff's title thereto named in
17 Plaintiff's verified Complaint, have been served with Summons and
18 Complaint in the form and manner as provided by law; that all the
19 material allegations set forth in Plaintiff's verified Complaint are
20 true as alleged; that Plaintiff has an equitable interest in that
21 certain real property situate in the County of Douglas, State of
22 Nevada, as set forth in the Complaint.

23 II.

24 That a copy of the Summons and legal description was posted on
25 the parcel of land described in the Complaint by WILLIAM V. REYNOLDS,
26 on January 29, 1986.

27 III.

28 A Notice of Pendency of Action was filed herein on January 13,

1 1986.

2 IV.

3 That the Defendants, BOULDIN DEVELOPMENT CORP., DOES I-X, and
4 DOE CORPORATIONS I-X, named in the Complaint, have not had nor now
5 have any right, title or interest whatsoever to said land and premises
6 or parcels therein.

7 V.

8 Further the Court finds that all other persons unknown, claiming
9 any right, title, estate, lien or interest in the real property
10 described in Plaintiffs' complaint adverse to Plaintiffs' interest
11 or any cloud upon Plaintiffs' title thereto have not had nor now
12 have any right, title or interest whatsoever to said land and premises
13 or parcels therein.

14 DECREE

15 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that
16 the Plaintiff herein is adjudged to be, and hereby is declared to
17 have an equitable interest in the following described real property
18 situate in the County of Douglas, State of Nevada, to wit:

19 SEE EXHIBIT "A" ATTACHED HERETO

20 and that the Defendants, BOULDIN DEVELOPMENT CORP., DOES I-X, DOE
21 CORPORATIONS I-X, and all other persons, and any other person claiming
22 from, through or under said unknown heirs, and any other persons
23 unknown, claiming any right, title, estate, lien or interest in the
24 real property described in Plaintiff's Complaint adverse to Plaintiff's
25 interest or any cloud upon Plaintiff's title thereto is decreed to
26 have no interest in said real property, and are forever barred from
27 asserting any claim whatsoever in or to the said real property adverse

28 * * *

Edward Bernard
ATTORNEY AT LAW
(a professional corporation)

1203 NORTH NEVADA STREET
CARSON CITY, NEVADA 89701
TELEPHONE: (702) 885-1600

1 to Plaintiff.

2 DATED: June 2nd, 1986.

3 *Norman C. Robison*

4 NORMAN C. ROBISON, District Judge

5
6
7
8
9 **CERTIFIED COPY**

10 The document to which this certificate is attached is a
11 full, true and correct copy of the original on file and of
12 record in my office.

13 DATE: June 2, 1986 **SEAL**
14 *E. Bernard* Clerk of the 9th Judicial District Court
15 of the State of Nevada, in and for the County of Douglas.

16 By *H. Schuppel* Deputy

17
18
19
20
21
22
23
24
25
26
27
28

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL ONE:

A parcel of land lying in the Southeast 1/4 of Section 19, Township 13 North, Range 19 East, M.D.B. & M., being further described as follows:

COMMENCING at the 1/4 corner common to Section 19 and Section 30, thence Easterly along the section line common to said sections South $85^{\circ}59'10''$ East, 1498.78 feet to the most Easterly line of the property of Warren Vesper; thence leaving said section line North $0^{\circ}00'50''$ East, 240.66 feet; thence North $89^{\circ}50'10''$ West 323.26 feet to a point in cusp common to Warren Vesper and the Easterly right of way of Tramway Drive, said point being an end of curve from which the center bears North $68^{\circ}06'19''$ West, a distance of 305.00 feet; thence Northerly along said right of way and curve through a central angle of $75^{\circ}32'54''$ an arc length of 402.16 feet; thence tangent to said curve North $53^{\circ}39'13''$ West, 30.00 feet; thence leaving the Easterly right of way of Tramway Drive North $00^{\circ}00'50''$ West, 359.73 feet to a point on curve of the proposed Southerly right of way of Kingsbury Grade the center of which bears South $07^{\circ}40'25''$ East a distance of 370.00 feet; thence Easterly along said non-tangent curve through a central angle of $64^{\circ}44'16''$ an arc length of 418.06 feet; thence on a radial line South $57^{\circ}03'51''$ West 45.00 feet; thence South $32^{\circ}56'09''$ East 312.60 feet; thence South $57^{\circ}03'51''$ West 50.00 feet to the beginning of a non-tangent curve to the left the center of which bears North $57^{\circ}03'51''$ East 625.00 feet; thence along said curve through a central angle of $40^{\circ}28'21''$ an arc length of 441.49 feet; thence radially South $16^{\circ}35'30''$ West 40.00 feet to the beginning of a non-tangent curve to the left the center of which bears North $16^{\circ}35'30''$ East 665.00 feet; thence along said curve through a central angle of $31^{\circ}41'51''$ an arc length of 369.44 feet; thence leaving said proposed right of way of Kingsbury Grade South $30^{\circ}59'50''$ East 146.90 feet to a point in the center of a 60 foot wide non-exclusive access and utility easement; thence South $00^{\circ}00'50''$ West 70.58 feet to a point up the Southerly line of said Section 19; thence North $89^{\circ}59'10''$ West along said Section line 775.50 feet; to the True Point of Beginning.

PORTIONS OF ASSESSMENT PARCEL NOS. 11-232-28 and 11-232-29

PARCEL TWO

A Parcel of land lying in the Southeast 1/4 of Section 19, Township 13 North, Range 19 East, M.D.B. & M., being further described as follows: Commencing at the most Easterly terminus of the centerline of Jack Drive and the Easterly boundary of Kingsbury Estates 2, as recorded in the Official Records of Douglas County, Nevada; thence South $89^{\circ}19'36''$ West 143.55 feet along the centerline of Jack Drive extended to the beginning of Tramway Drive; thence South $33^{\circ}26'56''$ East 127.09 feet along the centerline of Tramway Drive; thence North $56^{\circ}33'04''$ East, 30.00 feet to a point on the Easterly right of way of

CONTINUED.....

Continued.....

Tramway Drive,, said point being the True Point of Beginning; thence North 33°26'56" West 37.54 feet to a point common to the right of way of Tramway Drive and the proposed right of way of Kingsbury Grade; thence North 38°48'51" East, 13.07 feet to the beginning of a curve to the right; thence along said curve through a central angle of 43°30'44" an arc length of 280.99 feet to a point on curve from which the center bears South 07°40'25" East, 370.00 feet; thence on a non-tangent bearing of South 00°00'10" East 359.73 feet to a point on the Easterly right of way of Tramway Drive; thence along said right of way North 53°39'13" West 215.16 feet to the beginning of a tangent curve to the right having a central angle of 20°12'17" with a radius of 220.00 feet; thence along said curve an arc distance of 77.58 feet to the True Point of Beginning.

Portions of Assessment Parcel Nos. 11-232-28 and 11-232-29

10/16/81
LJ



REQUESTED BY
Edward Bernard
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'86 JUN -2 A9:22

SUZANNE BEAUDREAU
RECORDER

Douglas 5547

\$10.00 PAID *MLL* DEPUTY

135612