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Case No. 27219

Dept. No. I

NO. _____

DOUGLAS COUNTY
DISTRICT COURT CLERK

'92 JUN -9 A9:10

BARBARA [unclear]

BY D. DALEY

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

PAUL L. REINSCHMIDT, JR., and
SHIRLEY F. REINSCHMIDT, husband
and wife,

Plaintiffs,

vs.

FINDINGS OF FACT, CONCLUSIONS OF
LAW AND DECREE QUIETING TITLE.

JENNIE NELSON, a widow and
any and all persons unknown,
claiming any right, title,
estate, lien or interest in the
subject property described in
the Complaint 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 the 9th day of June, 1992, and
Plaintiffs having appeared by and through their counsel, EDWARD
BERNARD, the Defendants, JENNIE NELSON, and all other persons
unknown, claiming any right, title, estate, lien or interest in
the subject property described in the Complaint, having been
served herein by publication in the Record Courier and the
Defendants, and each of them, having failed to answer or
otherwise plead in the time allowed by law, the Plaintiffs

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1 having heretofore entered the default of said Defendants, the
2 Court finds that said Defendants, and each of them, so served is
3 adjudged to be in default.

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

9 That the Defendants, JENNIE NELSON, and all other persons
10 unknown, claiming any right, title, estate, lien or interest in
11 the subject property described in the Complaint, have been
12 served with Summons and Complaint in the form and manner as
13 provided by law; that all the material allegations set forth in
14 Plaintiffs' Complaint are true as alleged; that Plaintiffs are
15 the owners of all that certain real property situate in Douglas
16 County, State of Nevada, more particularly described as follows:

17 **SEE EXHIBIT "A" ATTACHED HERETO**

18 and said Plaintiffs and their predecessors in interest, have
19 paid all taxes levied and assessed against said property that
20 have been due.

21 That a copy of the Summons with legal description, was
22 posted on the parcel of land described in the Complaint by Irene
23 D. Danihel on April 1, 1992.

24 That the Defendants named in the Complaint have not had nor
25 now have any right, title or interest whatsoever to said land
26 and premises or parcels therein.

27 WHEREFORE, the Court finds that the Defendants, and each of
28 them, are in default herein; that Defendants, and each of them

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have no interest whatsoever to the real property described in the Complaint and that the Plaintiffs herein are the owners of the real property described in the Complaint.

CONCLUSIONS OF LAW

That the Plaintiffs are entitled to judgment against said Defendants named in the Complaint, quieting title to the land and each and every parcel thereof, as described in the Complaint on file herein.

DECREE QUIETING TITLE

NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiffs herein are adjudged to be, and are hereby declared to be the owners of the following described real property situate in Douglas County, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO

and that Defendants, JENNIE NELSON, and all other persons unknown, claiming any right, title, estate, lien or interest in the subject property described in the Complaint, and any person claiming from, through or under said Defendants, are decreed to have no interest in said real property, and are forever barred from asserting any claim whatsoever in or to the said real property adverse to Plaintiff.

DATED: June 9, 1992.

David R. Baulle
DISTRICT JUDGE

CERTIFIED COPY

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

SEAL

DATE: 6/9/92
Clerk of the Judicial District Court of the State of Nevada, in and for the County of Douglas.

By *D. Bailey* 3 Deputy

LAW OFFICES OF Edward Bernard, Esq. ATTORNEY AT LAW (a professional corporation) 1203 NORTH NEVADA STREET CARSON CITY, NV 89703-3873 TELEPHONE (702) 885-1600

280910
BOOK 692 PAGE 2364

A portion of the Southwest 1/4 of Section 24, Township 13 North, Range 18 East, M.L.B. & M., in the County of Douglas, State of Nevada, described as follows:

Commencing at the South 1/4 corner of Section 24, Township 13 North, Range 18 East, M.D.B. & M.; thence North $00^{\circ} 13' 36''$ East a distance of 1652.07 feet along the North-South center line of Section 24 to a point on the Northerly right-of-way line of Kingsbury Road; thence Westerly along said right-of-way line North $66^{\circ} 57' 56''$ West a distance of 153.65 feet to a point; thence Westerly along a curve to the left having a radius of 640 feet through a central angle of $47^{\circ} 54' 06''$ for an arc distance of 535.06 feet to a point; thence North $00^{\circ} 00' 19''$ East a distance of 607.00 feet to the True Point of Beginning; thence North $00^{\circ} 00' 19''$ East a distance of 295.15 feet; thence South $89^{\circ} 44' 26''$ East a distance of 60.00 feet; thence South $37^{\circ} 29' 15''$ East a distance of 327.81 feet to a point of tangency of a curve on Laurel Lane having an angle of $43^{\circ} 49' 35''$ and a radius of 155.05 feet; thence South $82^{\circ} 22' 10''$ West a distance of 261.85 feet to the True Point of Beginning.

TOGETHER WITH

Anon-exclusive easement for ingress, egress, and driveway purposes over and along that certain strip of land situate in the County of Douglas, State of Nevada, described as follows:

A portion of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 13 North, Range 18 East, M.D.B. & M., described as follows:

Commencing at the South 1/4 corner of Section 24, Township 13 North, Range 18 East, M.D.B. & M.; thence North $00^{\circ} 03' 36''$ East 1652.07 feet along the North-South center line of Section 24 to a point on the Northerly right of way line of Kingsbury Road; thence Westerly along said right of way line North $66^{\circ} 57' 56''$ West 153.65 feet to a point; thence Westerly along a curve to the left having a radius of 640 feet through a central angle of $47^{\circ} 54' 06''$ for an arc distance of 535.06 feet to a point; thence North $00^{\circ} 00' 19''$ East 902.15 feet to a point; thence South $89^{\circ} 44' 26''$ East 60.00 feet; thence South $37^{\circ} 29' 15''$ East 327.81 feet to the true point of beginning; thence North $68^{\circ} 27' 23''$ East 50 feet; thence Northwesterly in a direct line to a point which is North $37^{\circ} 29' 15''$ West 50 feet from the true point of beginning; thence South $37^{\circ} 29' 15''$ East 50 feet to the said true point of beginning.

COPY

REQUESTED BY
Edward Bernard
IN OFFICIAL RECORDS OF
DEPARTMENT OF CORRECTIONS

'92 JUN 15 AIO:50

SUBJECT BUREAU
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\$ 9.00 PAID 12 DEPUTY

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