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NO. \_\_\_\_\_

Case No. 00-CV-0089

Dept. II

'00 NOV 27 P 2:37

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DOUGLAS COUNTY DISTRICT COURT CLERK

BARBARA REED  
CLERK

~~B. WILLIAMS~~ DEPUTY

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

JOHN CANADAY, and VIRGINIA E.  
CANADAY, Husband and Wife,

Plaintiffs,

DECREE QUIETING TITLE

v.

ARTHUR MACISAAC and SUZAN  
MARIE MACISAAC, Husband and Wife;  
and the spouse of Fares Anis; and all of  
the unknown heirs of each of the foregoing  
Defendants who may be deceased; and  
also all other persons unknown claiming  
any right, title, estate, lien or interest to the  
real property described in the complaint  
adverse to Plaintiffs' ownership, or any  
cloud upon Plaintiffs' title thereto, and the  
rest of the world,

Defendants.

\_\_\_\_\_ /  
This matter came on before this Court on the 11<sup>th</sup> day of April, 2000, upon the  
Verified Complaint of Plaintiffs to quiet title herein and against the above-named Defendants, and  
the whole world. A hearing was held on the 27<sup>th</sup> day of November, 2000. It appears from the  
record that Defendants were duly and regularly served as required by law. All Defendants, known  
and unknown, were served by publication, with the Affidavit of Publication being filed on 23

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1 October 2000. The Default of all Defendants was entered on 2 November 2000, no answers  
2 having been filed. Defendant Suzan Marie MacIsaac filed her Appearance and Waiver on 23  
3 October 2000. The Court being satisfied that the allegations of said Verified Complaint are true,  
4 and the Court having taken evidence by affidavit and otherwise, proving Plaintiffs' claims, the  
5 Court finds as follows:  
6

7 1. None of the known defendants, to wit: Arthur MacIsaac and Suzan MacIsaac,  
8 have any claim, right, title, interest, lien or estate in, on, or to the property or premises identified  
9 below.

10 2. That the unknown defendants, including the spouse of Faris Anis, have no  
11 claim, right, title, interest, lien or estate in, on, or to said property or premises.  
12

13 NOW, THEREFORE, the Court concludes as follows:

14 1. That as against said known defendants, and the unknown defendants, their  
15 unknown heirs and the whole world, Plaintiffs own the fee simple absolute to said property, to wit:

16 Lot 6, as shown on the plat of SPRING VALLEY RANCHOS  
17 SUBDIVISION UNIT NO. 1, filed in the office of the county Recorder  
18 of Douglas County, Nevada, on December 6, 1967, Document No.  
19 39423, and on Amended Map filed for record October 8, 1968,  
20 Document No. 42547, Official Records of Douglas County, State of  
21 Nevada.

22 APN 35-253-01.

23 2. The claims, if any, of Defendants are without right whatsoever, and said  
24 Defendants have not, nor have any of them, any right, estate, mortgage, title, claim, interest, lien  
25 or cloud in, on, or to said land or premises or any part thereof.

26 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that except as  
27 provided for herein, the Plaintiffs, John and Virginia Canaday, hold the fee simple absolute to the  
28 premises identified above, and that the Defendants, known or unknown, and any persons claiming  
from, through or under said Defendants, are decreed to have no interest in, on, or to said real

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1 property or premises, and are forever barred from asserting any claims whatsoever in on or to the  
2 said real property adverse to Plaintiffs.

3  
4 IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the following  
5 claims shall be and hereby are, extinguished: that certain deed of trust naming Arthur MacIsaac  
6 and Suzan Marie MacIsaac beneficiaries, recorded in Book 987, at Page 4279, as Document No.  
7 163154, Official Records of Douglas County.

8 IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that this Decree in no  
9 way affects that certain deed of trust recorded 18 February 1987, in Book 287, Page 1655, as  
10 Document No. 150163, Official Records of Douglas County.

11 DATED this 27 day of November, 2000.

12  
13   
14 DISTRICT COURT JUDGE

15  
16  
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24 **CERTIFIED COPY**

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

**SEAL**

28 DATE: Nov. 27, 2000  
B. Red Clerk of the 9th Judicial District Court  
of the State of Nevada, In and for the County of Douglas,

By [Signature] Deputy

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REQUESTED BY  
**STEWART TITLE of DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 NOV 29 PM 3: 50

LINDA SLATER  
RECORDER

\$ 9.00 PAID Bh DEPUTY

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