

OFFICIAL RECORD

Requested By:
ALLISON & MACKENZIE ETAL

RECORDING REQUESTED BY .

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 7 Fee: 20.00
BK-0109 PG- 5808 RPTT: 0.00

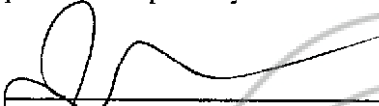


WHEN RECORDED MAIL TO
JENNIFER MAHE, ESQ.
ALLISON, MacKENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

The party executing this document hereby affirms that this document submitted for recording does contain the social security number of a person or persons as required by NRS 239B.030(2).



Signature

JUDGMENT QUIETING TITLE

FILED

1 Case No. 08-CV-355

2 Dept. No. I


RECEIVED

JAN 27 2009

2009 JAN 27 PM 1:46

DOUGLAS COUNTY
DISTRICT COURT CLERK

TED THIRAN
CLERK

BY  DEPUTY

3
4
5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

8
9 HUSSMAN LAND & LIVESTOCK
10 COMPANY, a Nevada corporation,

11 Plaintiff,

12 vs.

JUDGMENT QUIETING TITLE

13 All persons unknown claiming any
14 right, title, estate, lien, or interest
15 in the real property described in the
16 complaint adverse to HUSSMAN
17 LAND & LIVESTOCK COMPANY's
18 ownership, or any cloud upon
19 HUSSMAN LAND & LIVESTOCK
20 COMPANY's title thereto; and DOES
21 I through X, inclusive,

22 Defendants,

23 This matter having come for hearing before this Court on January 27, 2009, Plaintiff
24 HUSSMAN LAND & LIVESTOCK COMPANY, a Nevada corporation, after due notice, appearing
25 by and through its attorney, JENNIFER MAHE ESQ., of ALLISON, MacKENZIE, PAVLAKIS,
26 WRIGHT & FAGAN, LTD., and the Court having taken evidence, and no Defendants appearing;
27 and no persons objecting; the Court having considered the evidence presented, and pleading and
28 papers on file herein; and good cause appearing, the Court finds as follows:

1. Plaintiff, or its predecessors in interest, have been the legal title holder of the
real property known as Assessor's Parcel Number 1220-04-002-015 since April 13, 1922.

///
///

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

1 2. Through the passage of time, the legal description of Assessor's Parcel
2 Number 1220-04-002-015 was erroneously modified to remove therefrom a small triangular portion
3 of the real property, approximately 1.2 acres.

4 3. Despite such erroneous modification of the legal description, Plaintiff, or
5 Plaintiff's predecessor in interests' continued legal ownership of such small triangular portion.

6 4. It was the intent of all parties that the small triangular portion of real property
7 described in paragraph 5 below be transferred along with the entirety of Assessor's Parcel Number
8 1220-04-002-015.

9 5. Plaintiff is the true and lawful owner of the small triangular portion of real
10 property located in the County of Douglas, State of Nevada, being known as a portion of Assessor's
11 Parcel Number 1220-04-002-015, and more particularly described as:

12 A parcel of land located within a portion of the Northwest one-quarter
13 (NW 1/4) of Section 10, Township 12 North, Range 20 East, Mount
Diablo Meridian, more particularly described as follows:

14 Commencing at the intersection of the southerly line of Parcel 3 as
15 described in Grant, Bargain and Sale Deed between The Hussman
Family 1983 Trust and Hussman Land & Livestock Company
16 recorded December 31, 1984 in the office of Recorder, Douglas
County, Nevada in Book 1284, at Page 2846, as Document No.
17 111735 and the westerly right-of-way of U.S. Highway 395 as
described in Deed between Hussman Land & Livestock Company and
18 the State of Nevada as recorded September 30, 1992 in said office of
Recorder in Book 992, at Page 5678, as Document No. 289648, the
POINT OF BEGINNING; thence along said westerly right-of way of
19 U.S. Highway 395 to the intersection with the easterly line of Parcel
20 2 as described in said Grant, Bargain and Sale Deed recorded in Book
1284, at Page 2846, Document No. 111735; thence along said easterly
21 line of Parcel 2 to the northeasterly corner of said Parcel 2, also being
a point on the southerly line of said Parcel 3; thence along said
22 southerly line of Parcel 3 to the POINT OF BEGINNING, containing
approximately 53,480 square feet (1.2 acres).

23 6. Plaintiff, or its predecessor in interest, have been in actual, exclusive and
24 adverse possession of the real property described in paragraph 5 above for more than fifteen (15)
25 years and claims to own the same in fee against the whole world.

26 7. Plaintiff, or its predecessor in interest, paid all taxes of every kind levied or
27 assessed and due against the real property described in paragraph 5 above for at least the past five
28 (5) years.



BK- 0109
PG- 5810
0736575 Page: 3 Of 7 01/28/2009

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

1 8. At no time has a deed been recorded in favor of any other individual or
2 individuals with regard to the said real property.

3 9. No persons claiming an interest in the real property have appeared.

4 10. Plaintiff is entitled to judgment quieting title in the real property described in
5 paragraph 5 above to it in fee simple.

6 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED
7 AND JUDGMENT ENTERED AS FOLLOWS:

8 1. Title is quieted in the name of HUSSMAN LAND & LIVESTOCK
9 COMPANY, a Nevada corporation, to the real property located in the County of Douglas, State of
10 Nevada, being Assessor's Parcel Number 1220-04-002-015, and more particularly described as:

11 A parcel of land located within a portion of the Northwest one-quarter
12 (NW 1/4) of Section 10, Township 12 North, Range 20 East, Mount
Diablo Meridian, more particularly described as follows:

13 Commencing at the intersection of the southerly line of Parcel 3 as
14 described in Grant, Bargain and Sale Deed between The Hussman
15 Family 1983 Trust and Hussman Land & Livestock Company
16 recorded December 31, 1984 in the office of Recorder, Douglas
17 County, Nevada in Book 1284, at Page 2846, as Document No.
18 111735 and the westerly right-of-way of U.S. Highway 395 as
19 described in Deed between Hussman Land & Livestock Company and
20 the State of Nevada as recorded September 30, 1992 in said office of
21 Recorder in Book 992, at Page 5678, as Document No. 289648, the
POINT OF BEGINNING; thence along said westerly right-of way of
22 U.S. Highway 395 to the intersection with the easterly line of Parcel
23 2 as described in said Grant, Bargain and Sale Deed recorded in Book
24 1284, at Page 2846, Document No. 111735; thence along said easterly
25 line of Parcel 2 to the northeasterly corner of said Parcel 2, also being
26 a point on the southerly line of said Parcel 3; thence along said
27 southerly line of Parcel 3 to the POINT OF BEGINNING, containing
28 approximately 53,480 square feet (1.2 acres); and,

22 ///
23 ///
24 ///
25 ///
26 ///
27 ///
28 ///

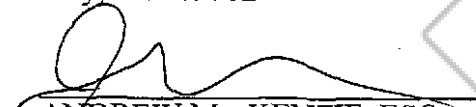
0736575 Page: 4 Of 7 01/28/2009
BK- 0109
PG- 5811

1 2. That Defendants, and all other persons claiming rights in the said real
2 property, are permanently enjoined from asserting any adverse claim to Plaintiffs' title to, or interest
3 in, said real property.


4 DONE IN OPEN COURT this 27 day of January, 2009.

5
6 
7 _____
8 DISTRICT JUDGE

8 Submitted By:
9 ALLISON, MacKENZIE, PAVLAKIS,
10 WRIGHT & FAGAN, LTD.
11 402 North Division Street
12 P.O. Box 646
13 Carson City, NV 89702

12 By: 
13 ANDREW MacKENZIE, ESQ.
14 Nevada State Bar No. 0313
15 JENNIFER MAHE, ESQ.
16 Nevada State Bar No. 9620
17 Attorneys for Plaintiff,
18 HUSSMAN LAND & LIVESTOCK
19 COMPANY, a Nevada corporation
20
21
22
23
24
25
26
27
28

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com


0736575 Page: 5 Of 7 BK- 0109
PG- 5812
01/28/2009

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

**NINTH JUDICIAL DISTRICT COURT
COUNTY OF DOUGLAS, STATE OF NEVADA**

**AFFIRMATION
Pursuant to NRS 239B.030**

The undersigned does hereby affirm that the preceding document:

Document does not contain the social security number of any person

-OR-

Document contains the social security number of a person as required by:

A specific state or federal law, to wit:

(State specific state or federal law)

-or-

For the administration of a public program

-or-

For an application for a federal or state grant

-or-

Confidential Family Court Information Sheet
(NRS 125.130, NRS 125.230 and NRS 125B.055)

Date: January 21, 2009.

ALLISON, MacKENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

By: _____

ANDREW MacKENZIE, ESQ.
Nevada State Bar No. 0313
JENNIFER MAHE, ESQ.
Nevada State Bar No. 9620
Attorneys for Plaintiff;
HUSSMAN LAND & LIVESTOCK
COMPANY, a Nevada corporation

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com



COPY

CERTIFIED COPY

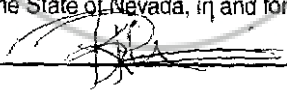
The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE

1/27/09

TED THUAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By



Deputy

