

OFFICIAL RECORD

Requested By:
ROBERT GRAYSON

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 6 Fee: 19.00
BK-0410 PG- 5895 RPTT: 0.00



Assessor's Parcel Number: _____

Recording Requested By:

✓ Name: Robert A Grayson

Address: 300 South Curry St #4

City/State/Zip Carson City, NV 89703

Real Property Transfer Tax:

\$ _____

Amended Judgment

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

1 Case No.: 08 RP 00019 1B
2 Dept. No: 2(Two/II (Senior Judge Noel E. Manoukian)

REC'D & FILED ✓
2010 APR -5 AM 11:42
ALAN GLOVER
CLERK

5 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
6 IN AND FOR CARSON CITY

8 DENISE TOWNSEND,
9 Plaintiff,

11 vs.

12 WILLIAM J. WILKINS and
13 ALVIN P. KRAMER,

AMENDED JUDGMENT

14 Defendants.

15 AND RELATED ACTIONS
16

17
18 **BASED UPON the Findings of Fact and Conclusions of Law made and entered on the**
19 **within date, IT IS ORDERED, ADJUDGED AND DECREED that incidental to Plaintiff, Denise**
20 **Townsend's Complaint, she shall have an amended judgment against the Defendants, William J.**
21 **Wilkins and Alvin P. Kramer, and, incidental to their Countersuit (sic), Defendants shall have an**
22 **amended judgment against Plaintiff, in the form of credits, as set forth in detail, below:**

- 23
24 1. In favor of Plaintiff, for the sum of Five Thousand Dollars (\$5,000.00) representing
25 the fair value of Plaintiff's mobile home destroyed by Defendants.
26 2. In favor of Plaintiff, for the sum of Four Thousand, Eight Hundred Ninety Eight
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Dollars and Ninety-Five Cents (\$4,898.95) for the replacement of the several trees which Defendants permitted to die.

3. In favor of Plaintiff, for the sum of Twenty-Four Thousand, Eight Hundred Dollars (\$24,800.00) for the loss of the fair rental value of the subject realty.

4. In favor of Defendants, William J. Wilkins and Alvin P. Kramer shall have judgment in the sum of Fifteen Thousand Dollars (\$15,000.00) against Plaintiff, given the rescission, with said \$15,000.00 to operate as an offset; that is, as a credit in favor of Defendants against any damages herein awarded to Plaintiff. No monies shall actually be paid by Plaintiff to Defendants hereunder.

5. Defendants are hereby further awarded the sum of Three Thousand, Four Hundred Seventy-Four Dollars (\$3,474.00), constituting the real property taxes and water/sewer utility payments heretofore paid by Defendants. This amount was stipulated, in open court, to be assumed by Plaintiff. This sum shall also be in the form of a credit in favor of Defendants, against the damages herein awarded in favor of Plaintiff. No monies shall actually be paid by Plaintiff to Defendants hereunder.

6. For total gross judgment representing the sum of the above shall be Thirty-Four Thousand, Six Hundred Ninety-Eight Dollars and Ninety-Five Cents (\$34,698.95), less or minus the sum of Eighteen Thousand, Four Hundred Seventy-Four Dollars (\$18, 474.00), being a credit in favor of Defendants, leaving a principal net balance of Sixteen Thousand, Two Hundred Twenty-Four Dollars and Ninety-Five Cents (\$16,224.95).awarded to Plaintiff.

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7. IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Contract of Sale dated January 29, 2007 and recorded as Document No. 363843, referring to that realty located in Carson City, Nevada described as

Lot 6, Block B, as shown on the map of Eagle Valley Mobile Homes Estates, Unit No. 4, filed October 11, 1967, State of Nevada;
APN 008-262-06

be and said Contract hereby is rescinded, and that the title of DENISE TOWNSEND is good and valid title against the claims of Defendants WILLIAM J. WILKINS, aka BILL WILKINS and ALVIN P. KRAMER, their heirs, estates, creditors, agents, assigns and all parties having or claiming to have any right, title or interest in the described real estate, and all persons claiming by, through, under, or against the Defendants and the title to the property is hereby forever quieted in and to Plaintiff, DENISE TOWNSEND.

8. IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that the lava removed from the subject realty by Defendant William J. Wilkins, be returned to the same location on the property from which it was taken, within foften (15) days from the date of the entry of this Amended Judgment. The lava rock shall be in as good condition as when it was when converted by William J. Wilkins, reasonable wear excepted.

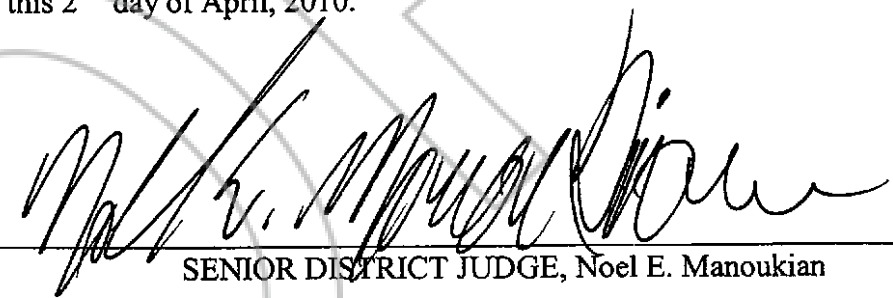
9. IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that Defendants' Counterclaim be dismissed, with the exception of the 1996 Chrysler Sebring JX, PCV Body automobile with VIN number 3C3EL45HITT311080.

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Further, if title has not been transferred back to Defendant, Bill Wilkin, then Plaintiff shall, within fifteen (15) days from the date of entry of this Amended Judgment, deliver the signed Certificate of Title to Bill Wilkin. Such shall be done through Plaintiff's counsel, Robert A. Grayson.

10. IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the net sums of money awarded herein to Plaintiff shall bear interest at that Nevada Statutory rate, from the date of entry of this Amended Judgment, until the full amount of the net principal together with accrued interest are paid to Plaintiff. Such payments shall be made through attorney, Robert A. Grayson's address of 300 South Curry Street #4, Carson City, Nevada 89703, with telephone no. (775) 882-6878.

DATED this 2nd day of April, 2010.


SENIOR DISTRICT JUDGE, Noel E. Manoukian



COPY

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.

Date April 21, 2010

Alan Glover, City Clerk and Clerk of the First Judicial District Court of the State of Nevada, in and for Carson City.

By E. Wabbling Deputy

Per NRS 239 Sec. 6 the SSN may be redacted, but in no way affects the legality of the document.