

DOUGLAS COUNTY, NV

2015-858968

Rec:\$18.00

Total:\$18.00

03/20/2015 12:20 PM

TOM HALL

Pgs=5

Assessor's Parcel Number: 1418-15-511-022

Recording Requested By:

Name: Thomas J. Hall, Esq.

Address: Post Office Box 3948

City/State/Zip Reno, NV 89505

Real Property Transfer Tax:

\$ \_\_\_\_\_



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KAREN ELLISON, RECORDER

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## DECREE QUIETING TITLE

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(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.: 14-CV-0078

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2 Dept. No.: II

FEB 26 2015

Douglas County  
District Court Clerk

2015 FEB 26 PM 4:07

BOBBIE R. WILLIAMS  
CLERK

By BIAGGINI DEPUTY

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

8  
9 UPPAWAY ESTATES, INC.,  
10 a Nevada Corporation,

11 Plaintiff,

DECREE QUIETING TITLE

12 vs.

13 CHARLTON H. BUCKLEY and  
14 SUSAN L. BUCKLEY, husband and  
15 wife; CHARLES B. JOHNSON and  
16 ANN L. JOHNSON, as Trustees  
17 of THE JOHNSON FAMILY TRUST  
18 under agreement dated June 29, 1999;  
19 All Persons Unknown Claiming  
20 Any Legal or Equitable Right,  
21 Title, Estate, Lien or Interest  
22 in the Property Described  
23 in this Complaint or any Cloud on  
24 Plaintiffs' Title thereto; DOES I-X,  
25 inclusive,

26 Defendants.

27  
28  
29 This cause having been submitted to the Court upon the  
30 Complaint of Plaintiff Uppaway Estates, Inc., a Nevada  
31 corporation, against Defendants Charlton H. Buckley and Susan L.  
32 Buckley; having filed a Disclaimer of Interest on June 9, 2014;  
33 and Defendants Charles B. Johnson and Ann L. Johnson, as Trustees  
34 of the Johnson Family Trust under agreement dated June 29, 1999,

1 having filed a Disclaimer of Interest on June 18, 2014, and the  
2 Court being satisfied that the allegations of the Complaint are  
3 true,

4 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED  
5 that Plaintiff UPPAWAY ESTATES INC., a Nevada corporation, is the  
6 owner of the real property situate in the County of Douglas,  
7 State of Nevada, more particularly described as follows:  
8

9 **PARCEL 1:**

10 All that property designated as "Common Area" on the  
11 Map of Uppaway, recorded on May 21, 1976, as Document  
12 00394, and amended by Maps 57975, 64420, 45111, 64422,  
13 64421, 93716, 53353, 169059, 218688, 268134, 270476,  
14 280189, 287947 and 311347, Douglas County Records.

15 **PARCEL 2:**

16 All that real property situate in the County of  
17 Douglas, State of Nevada, at Lake Tahoe, lying adjacent  
18 to Section 10 and Section 15, Township 14 North, Range  
19 18 East, M.D.M., more particularly described as  
20 follows:

21 Beginning at the Northwest corner of the Common Area  
22 per Map of Uppaway recorded on May 21, 1976 as Document  
23 00394, Douglas County Records, said Northwest corner  
24 being marked by a Bureau of Land Management brass cap  
25 marking the Meander Corner common to said Section 10  
26 and Section 15;

27 thence along the Meander Line as shown on said Map of  
28 Uppaway the following 3 courses:

1. South 27°14'20" West 519.96 feet;
2. South 10°00'00" East 620.40 feet;
3. South 20°00'00" East 326.97 feet;

thence leaving said Meander Line North 89°15'30" West  
18.5 feet, more or less, to a point on the approximate  
Low-Water Line of Lake Tahoe, elevation 6223.0 feet,  
Lake Tahoe Datum pursuant to NRS 321.595;

1 thence along said approximate Low-Water Line the  
2 following 12 courses:

- 3 1. North 40°35'04" West 99.20 feet;
- 4 2. North 25°05'57" West 169.43 feet;
- 5 3. North 08°46'15" West 313.50 feet;
- 6 4. North 04°54'41" West 274.06 feet;
- 7 5. North 24°48'11" West 73.99 feet;
- 8 6. North 04°23'23" West 85.25 feet;
- 9 7. North 34°10'20" East 63.39 feet;
- 10 8. North 42°58'41" East 80.69 feet;
- 11 9. North 03°32'55" East 96.52 feet;
- 12 10. North 32°04'39" East 91.42 feet;
- 13 11. North 44°36'19" East 98.15 feet;
- 14 12. North 09°04'42" East 76.60 feet;

15 thence leaving said approximate Low-Water Line South  
16 75°38'50" East 57.8 feet, more or less, to the Point of  
17 Beginning.

18 Containing 70,763 square feet, more or less.

19 The Basis of Bearing for the description is the above  
20 referenced Map of Uppaway.

21 IT IS FURTHER ORDERED that said Defendants, their heirs,  
22 successors and assigns, and any person claiming from, through or  
23 under said Defendants, are decreed to have no interest in the  
24 Property, and are forever barred from asserting any claim  
25 whatsoever in or to the Property adverse to Plaintiff UPPAWAY  
26 ESTATES, INC., a Nevada corporation.

27 IT IS FURTHER ORDERED that title to the Property as above-  
28 described is now confirmed and vested in UPPAWAY ESTATES, INC., a  
Nevada corporation.

IT IS FURTHER ORDERED that this Decree Quietening Title shall  
be recorded in the Official Records of Douglas County by  
Plaintiff.

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DATED this 26<sup>th</sup> day of February, 2015.

*David R. Cable*

DISTRICT JUDGE

Submitted by:  
LAW OFFICES OF THOMAS J. HALL

*Thomas J. Hall*

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COPIES

**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 February 26, 2015

BOBBIE R. WILLIAMS - Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

By M. Blagys Deputy