

21

APN# 1418-27-210-015



KAREN ELLISON, RECORDER

**Recording Requested by/Mail to:**

Name: Thomas J. Hall, Esq.

Address: Post Office Box 3948

City/State/Zip: Reno, NV 89505

**Mail Tax Statements to:**

Name: Michelle M. Mayne

Address: 4790 Caughlin Pkwy. #801

City/State/Zip: Reno, NV 89519

DECREE QUIETING TITLE

**Title of Document (required)**

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Thomas J. Hall, Esq.

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

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\_\_\_\_\_  
\_\_\_\_\_

\$1.00 Additional Recording Fee for Use of This Page

1 Case No.: 13-CV-0317

FILED

2 Dept. No.: II

RECEIVED

NO \_\_\_\_\_

3 SEP 15 2015

2015 SEP 15 PM 2:32

4 Douglas County  
District Court Clerk

BOBBIE R. WILLIAMS  
CLERK

D. GOELZ

BY DEPUTY

5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

6 IN AND FOR DOUGLAS COUNTY

7  
8 MICHELLE MAYNE, as Trustee of the  
9 Michelle M. Mayne Revocable Living  
Trust dated July 23, 1992,

10 Plaintiff,

11 v.

DECREE QUIETING TITLE

12 CAVEROCK COVE, LTD., a revoked  
13 or dissolved Nevada corporation;  
14 H. M. Brown; M. B. Douglas;  
15 NACKEY E. SCAGLIOTTI, as Trustee  
16 of the Nackey E. Scagliotti Trust  
17 dated January 14, 1995; The Bently  
18 Family Limited Partnership, a  
19 Nevada limited partnership; all  
20 Persons Unknown Claiming any Right,  
Title, Estate, Lien or Interest in  
the Real Property described in this  
Complaint Adverse to Plaintiff's  
Ownership or Title, or any Cloud  
upon Plaintiff's Title Thereto;  
DOES I-X, inclusive,

21 Defendants.  
22 \_\_\_\_\_/

23 This cause having been submitted to the Court upon the  
24 Complaint of the Plaintiff Michelle Mayne, as Trustee of the  
25 Michelle M. Mayne Revocable Living Trust dated July 23, 1992, to  
26 Quiet Title herein and against the Defendants Caverock Cove,  
27 Ltd., a revoked or dissolved Nevada corporation, H.M. Brown and  
28

1 M.D. Douglas, their heirs, successors and assigns; and it  
2 appearing that the Defendants were duly and regularly served as  
3 required by law, and no answer having been filed by any such  
4 Defendants, and the Court being satisfied that the allegations of  
5 said Complaint are true,  
6

7 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED  
8 that Plaintiff Michelle Mayne, as Trustee of the Michelle M.  
9 Mayne Revocable Living Trust dated July 23, 1992, herein is  
10 adjudged to be, and is hereby declared to be, the owner of the  
11 following described real property and depicted on Exhibit 1  
12 attached hereto, situate in the County of Douglas, State of  
13 Nevada, to wit:  
14

15 PARCEL 1:  
16 THE SOUTHERLY 25 FEET OF LOT 14, AND ALL OF LOT 15 AS  
17 SHOWN ON THE MAP OF CAVEROCK COVE, LTD., TRACT, FILED  
18 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,  
19 STATE OF NEVADA, ON THE 26TH DAY OF SEPTEMBER, 1936, AS  
20 DOCUMENT 3331.

21 PARCEL 2:  
22 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15;  
23 THENCE NORTH 54°57'48" WEST 74 FEET, MORE OR LESS, TO A  
24 POINT ON THE APPROXIMATELY LOW WATER LINE OF LAKE TAHOE  
25 DATUM; THENCE NORTHEASTERLY ALONG SAID WATER LINE 78  
26 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH  
27 52°06'20" WEST FROM THE NORTHWEST CORNER OF THE  
28 SOUTHERLY 25 FEET OF SAID LOT 14; THENCE SOUTH  
52°06'20" EAST 76 FEET, MORE OR LESS, TO SAID NORTHWEST  
CORNER; THENCE SOUTH 46°38'14" WEST 45.50 FEET; THENCE  
SOUTH 46°02'14" WEST 30.22 FEET TO THE POINT OF  
BEGINNING.

PARCEL 3:  
A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITY  
PURPOSES OVER, UNDER AND ACROSS A PARCEL OF LAND LYING  
WHOLLY WITHIN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP

1 14 NORTH, RANGE 18 EAST, M.D.B.&M., BEING A PORTION OF  
2 PITTMAN TERRACE ABANDONED BY INSTRUMENT RECORDED  
3 FEBRUARY 27, 1946, IN BOOK D OF MISCELLANEOUS RECORDS,  
4 PAGE 321, DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 26,  
5 1936, AS DOCUMENT 3331, LYING EASTERLY OF THE  
6 HEREINABOVE DESCRIBED PARCEL NO. 1 MORE PARTICULARLY  
7 DESCRIBED AS FOLLOWS:

8 ALL THAT PORTION OF PITTMAN TERRACE RUNNING  
9 SOUTHWESTERLY FROM THE LINE CONNECTING THE SOUTHWEST  
10 CORNER OF LOT 25, WITH AN ANGLE FRONT OF ROAD LYING ON  
11 THE EAST LINE OF LOT 11, TO THE SOUTH BOUNDARY OF SAID  
12 SUBDIVISION, BEING A LENGTH OF ROAD APPROXIMATELY 279  
13 FEET LONG AND 30 FEET WIDE.

14 EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND  
15 CONVEYED TO TAHOE-DOUGLAS DISTRICT, IN DEED RECORDED  
16 AUGUST 14, 1974, IN BOOK 874, AT PAGE 428, DOCUMENT  
17 74758, OFFICIAL RECORDS.

18 PARCEL 4:

19 ALL THAT PORTION OF SUBDIVISION NO. 1, CAVEROCK COVE,  
20 LTD., FILED FOR RECORD ON SEPTEMBER 26, 1936, AS  
21 DOCUMENT 3331;

22 BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 1 PER  
23 THAT GRANT, BARGAIN AND SALE DEED RECORDED SEPTEMBER  
24 19, 2007, AS DOCUMENT 0709438, DOUGLAS COUNTY RECORDS;

25 THENCE NORTH 54°57'48" WEST 79.3 FEET MORE OR LESS TO A  
26 POINT ON THE APPROXIMATE LOW-WATER LINE OF LAKE TAHOE,  
27 ELEVATION 6223.0 FEET, LAKE TAHOE DATUM;

28 THENCE NORTHERLY ALONG SAID APPROXIMATE LOW-WATER LINE  
THE FOLLOWING 6 COURSES:

NORTH 57°53'51" EAST 5.46 FEET;

NORTH 73°05'24" EAST 15.14 FEET;

NORTH 41°55'35" EAST 22.11 FEET;

NORTH 39°36'13" EAST 9.64 FEET;

NORTH 46°46'55" EAST 16.71 FEET;

NORTH 22°06'48" EAST 13.65 FEET;

THENCE LEAVING SAID APPROXIMATE LOW-WATER LINE SOUTH  
52°06'20" EAST 79.1 FEET MORE OR LESS TO THE NORTHEAST  
CORNER OF SAID PARCEL 1;

THENCE SOUTHWESTERLY ALONG SAID PARCEL ONE THE  
FOLLOWING 2 COURSES:

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SOUTH 46°38'14" WEST 45.50 FEET;  
SOUTH 46°02'14" WEST 30.22 FEET TO THE POINT OF  
BEGINNING.

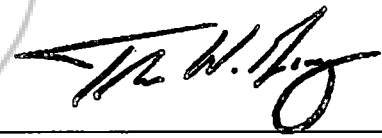
CONTAINING 5,650 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARING FOR THE DESCRIPTION IS THE ABOVE  
REFERENCED GRANT, BARGAIN AND SALE DEED.

IT IS FURTHER ORDERED that title to that certain real  
property as above described is now confirmed and vested in  
Michelle Mayne, as Trustee of the Michelle M. Mayne Revocable  
Living Trust dated July 23, 1992.

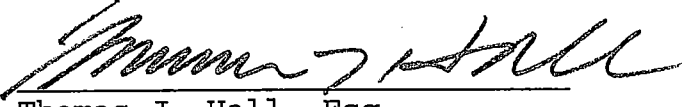
IT IS FURTHER ORDERED that said Defendants, their heirs,  
successors and assigns, and any persons claiming from, through or  
under said Defendants, are decreed to have no interest in said  
real property, and are forever barred from asserting any claim  
whatsoever in or to the said real property adverse to Plaintiff  
Michelle Mayne, as Trustee of the Michelle M. Mayne Revocable  
Living Trust dated July 23, 1992.

DATED this 15th day of September, 2015.



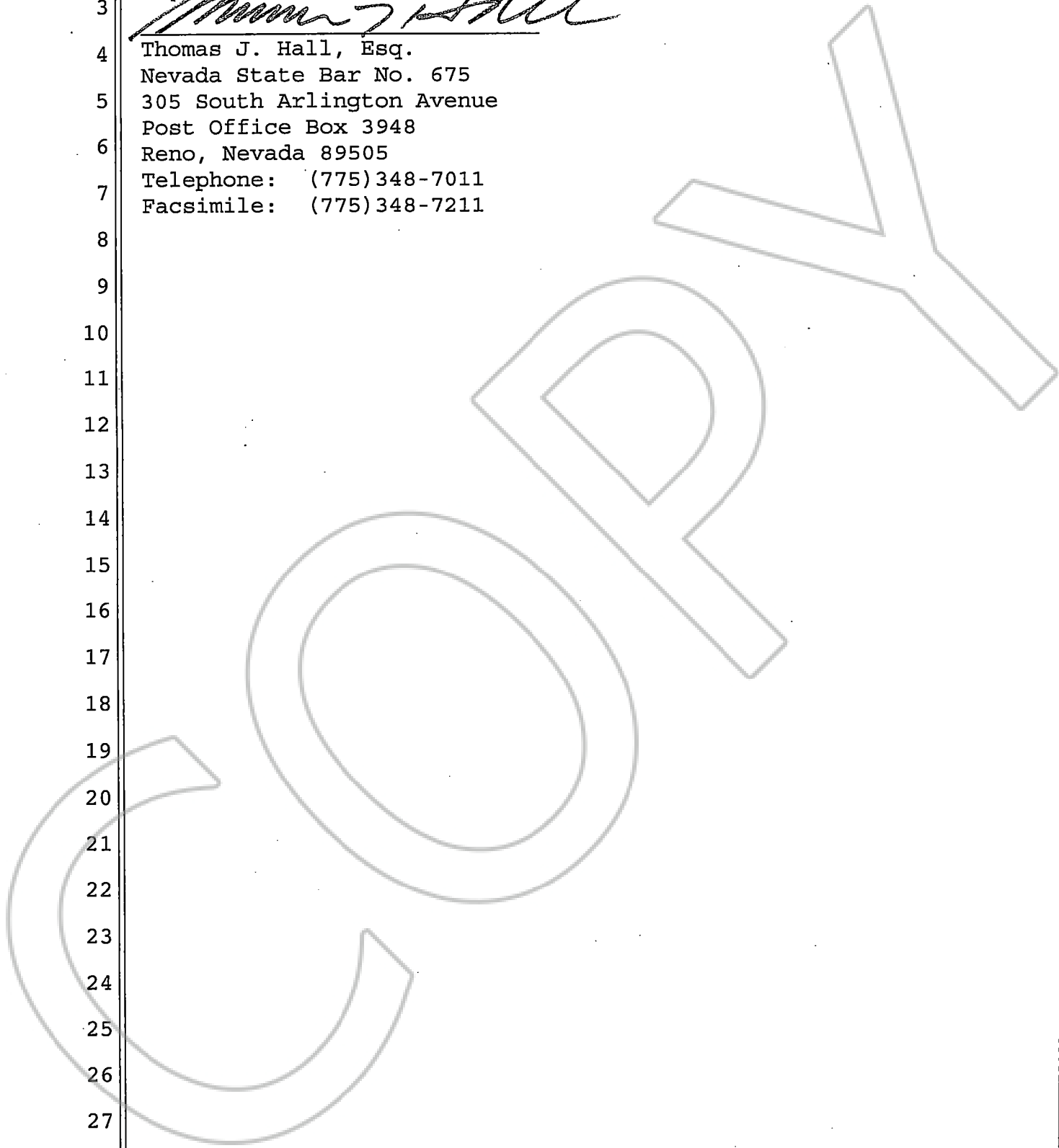
\_\_\_\_\_  
DISTRICT JUDGE

1 Submitted by:  
2 LAW OFFICES OF THOMAS J. HALL

3 

4 Thomas J. Hall, Esq.  
5 Nevada State Bar No. 675  
6 305 South Arlington Avenue  
7 Post Office Box 3948  
8 Reno, Nevada 89505  
9 Telephone: (775)348-7011  
10 Facsimile: (775)348-7211

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**EXHIBIT 1**

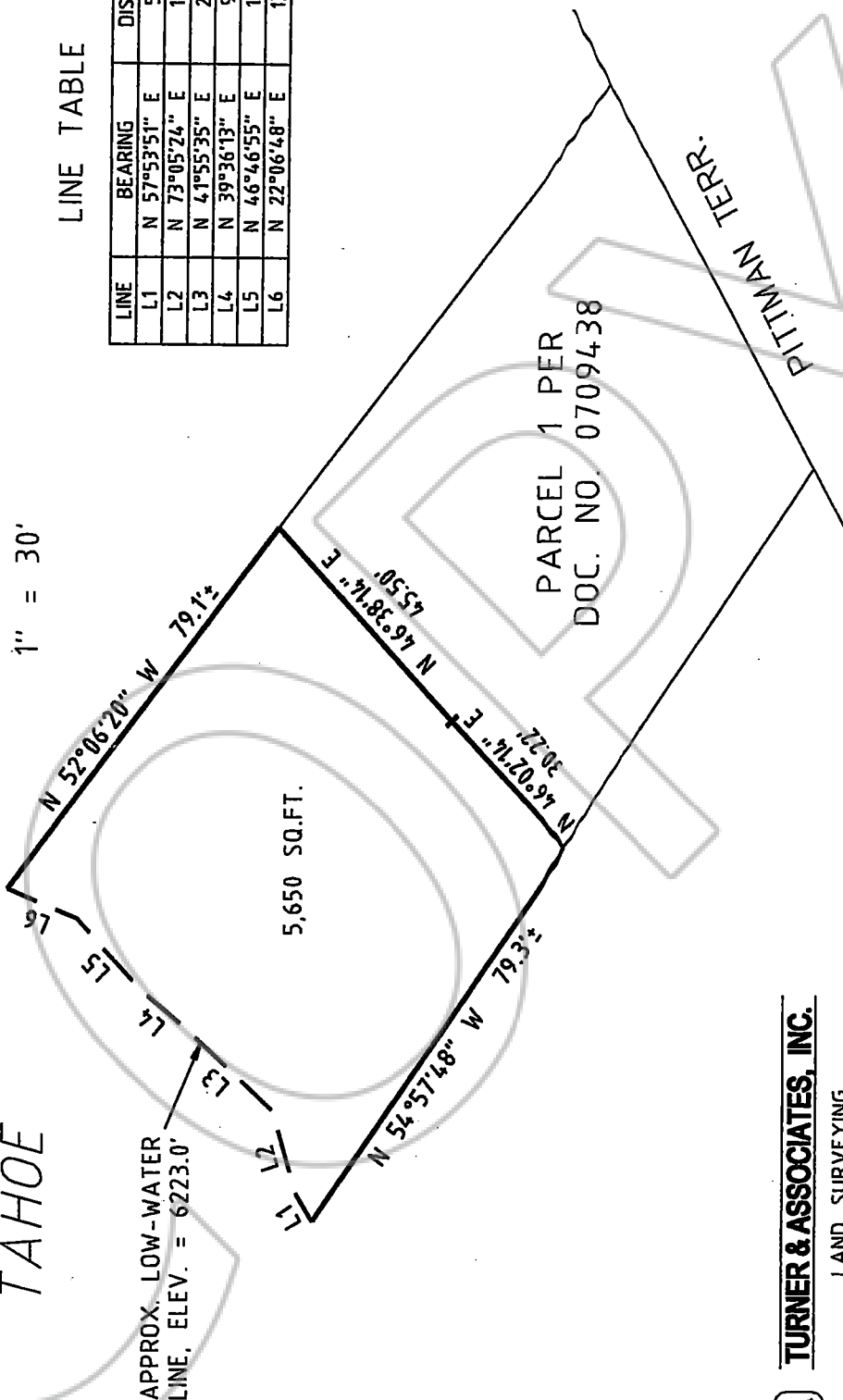
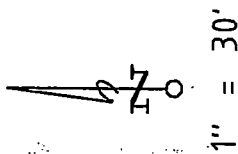
COPY

**EXHIBIT 1**

DATE 9/2013 JOB No. 13151  
 PROJECT EXHIBIT  
 BY SW PAGE 1 OF 1  
 1440 PITTMAN TERR., DOUGLAS CO., NV  
 A.P.N. 1418-27-210-015

LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 57°53'51" E | 5.46'    |
| L2   | N 73°05'24" E | 15.14'   |
| L3   | N 41°55'35" E | 22.11'   |
| L4   | N 39°36'13" E | 9.64'    |
| L5   | N 46°46'55" E | 16.71'   |
| L6   | N 22°06'48" E | 13.65'   |



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 September 15, 2015

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

By [Signature] Deputy

**JA** TURNER & ASSOCIATES, INC.

LAND SURVEYING

17751 508-5658  
 318 DORLA COURT, SUITE 203  
 ROUND HILL, NEVADA  
 P.O. BOX 5167 - STATELINE, NEVADA 89449

PROJECT FILE 13151