

APN# 1418-27-210-008



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: Josephy Pohl

Address: Post Office Box 11704

City/State/Zip: Zephyr Cove, NV 89448

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

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

\$1.00 Additional Recording Fee for Use of This Page

RECEIVED

JAN 12 2016

FILED

Case No.: 13-CV-0201

Dept. No.: I

Douglas County  
District Court Clerk

2016 JAN 12 PM 2:05

DOUGLAS COUNTY CLERK  
M. BIAGGINI

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
BY \_\_\_\_\_ DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF

IN AND FOR THE COUNTY OF DOUGLAS

JOSEPH POHL and  
MEGAN CLANCY, husband  
and wife,

Plaintiffs,

vs.

DECREE QUIETING TITLE

CAVEROCK COVE, LTD., a revoked  
or dissolved Nevada corporation;  
H. M. Brown; M. B. Douglas;  
ROBBIE GRANT, Trustee of the GRANT  
TRUST dated July 8, 1996; CARY LEE  
CHRISTIE and BAMBI ALPERSON CHRISTIE,  
husband and wife; All Persons Unknown  
Claiming Any Legal or Equitable  
Right, Title, Estate, Lien or  
Interest in the Property Described  
in this Complaint or any Cloud on  
Plaintiffs' Title thereto; DOES I-X,  
inclusive,

Defendants.

This cause having been submitted to the Court upon the  
Complaint of the Plaintiffs Joseph Pohl and Megan Clancy, husband  
and wife, to Quiet Title to real property herein and against the  
Defendants Caverock Cove, Ltd., a revoked or dissolved Nevada  
corporation; H.M. Brown; M.B. Douglas; Robbie Grant, Trustee of  
the Grant Trust dated July 8, 1996; Cary Lee Christie and Bambi  
Alperson Christie, husband and wife; Norman A. Beres and Colleen

1 T. Rafferty, Trustees of the Beres-Rafferty Living Trust dated 2-  
2 4-2000; their heirs, successors and assigns; and it appearing  
3 that the Defendants were duly and regularly served as required by  
4 law, and no answer having been filed by any such Defendants, and  
5 the Court being satisfied that the allegations of said Complaint  
6 are true,

7  
8 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED  
9 that Plaintiffs JOSEPH POHL and MEGAN CLANCY, husband and wife,  
10 herein are adjudged to be, and are hereby declared to be, the  
11 owners of the following described real property and depicted on  
12 Exhibit 1 attached hereto, situate in the County of Douglas,  
13 State of Nevada, to wit:

14 **PARCEL 1:**

15 Lot 4 of Subdivision No. 1, Caverock Cove, Ltd., Tract,  
16 according to the official map thereof approved by the  
17 Board of County Commissioners of Douglas County,  
18 Nevada, on August 5, 1936, and filed in the office of  
19 the County Recorder of Douglas County, State of Nevada,  
20 on September 26, 1936, as Document 3331.

21 **PARCEL 2:**

22 Beginning at the Westerly corner common to Lot 4 and  
23 Lot 5, per that Map of Subdivision No. 1, Caverock  
24 Cove, Ltd., Tract, recorded September 6, 1936 as  
25 Document 3331, Douglas County Records;

26 thence North 64°09'59" West 74.2 feet plus or minus to  
27 the Low-Water Line of Lake Tahoe, being elevation  
28 6223.0 feet, Lake Tahoe Datum; thence along said Low-  
Water Line the following 3 courses:

North 18°11'01" East 16.17 feet;  
North 19°48'36" East 18.70 feet;  
North 21°41'22" East 13.72 feet;

1 thence leaving said Low-water line South 64°43'46" West  
2 87.6 feet to the westerly corner common to Lot 3 and  
3 Lot 4;  
4 thence along the westerly boundary of said Lot 4 South  
5 35°27'53" West 49.87 feet (cited 50.0 feet) to the  
6 Point of Beginning.

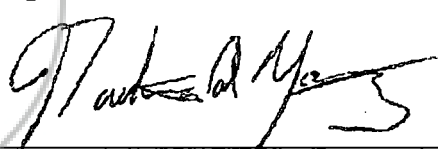
7  
8 Containing 3,957 square feet, more or less.

9  
10 The Basis of Bearing for the description is that Record  
11 of Survey for Tom Yturbide, filed for record on August  
12 28, 1989, as Document 209569, Douglas County Records.

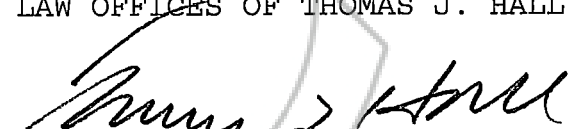
13  
14 IT IS FURTHER ORDERED that said Defendants, their heirs,  
15 successors and assigns, and any persons claiming from, through or  
16 under said Defendants, are decreed to have no interest in said  
17 real property, and are forever barred from asserting any claim  
18 whatsoever in or to the said real property adverse to Plaintiffs  
19 JOSEPH POHL and MEGAN CLANCY, husband and wife.

20  
21 IT IS FURTHER ORDERED that title to that certain real  
22 property as above described is now confirmed and vested in JOSEPH  
23 POHL and MEGAN CLANCY, husband and wife.

24  
25 DATED this 12th day of January, 2016.

26  
27   
28 \_\_\_\_\_  
DISTRICT JUDGE

Submitted by:  
LAW OFFICES OF THOMAS J. HALL

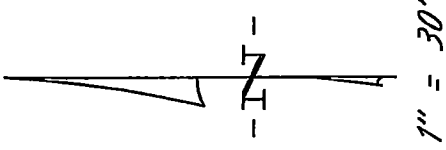
29  
30   
31 \_\_\_\_\_  
32 Thomas J. Hall, Esq.  
33 Nevada State Bar No. 675  
34 305 South Arlington Avenue  
35 Post Office Box 3948  
36 Reno, Nevada 89505

**EXHIBIT 1**

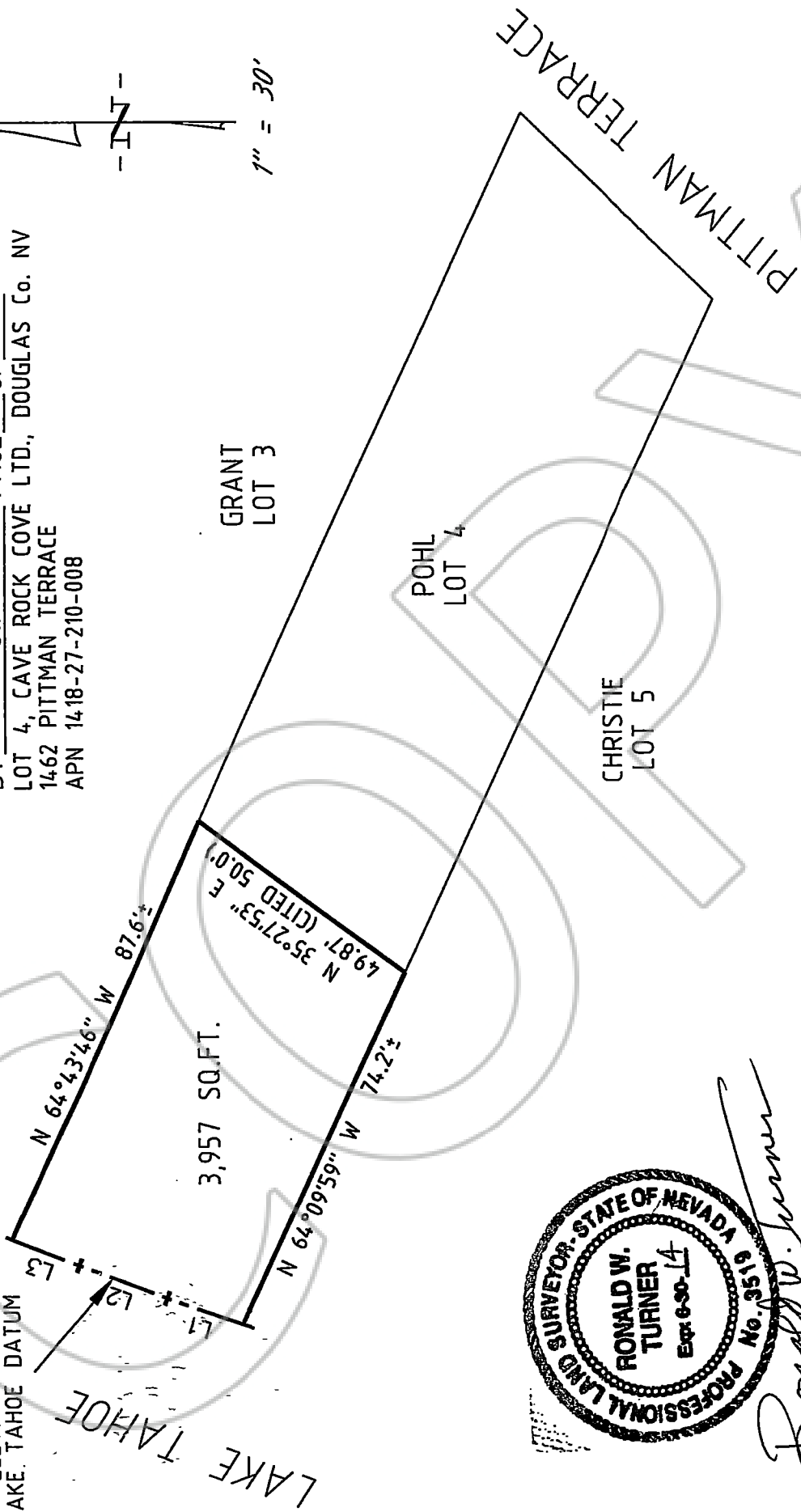
COPY

**EXHIBIT 1**

DATE 19 JULY 2013 JOB No. 13091  
 PROJECT LOW-WATER LINE EXHIBIT  
 BY SW PAGE 1 OF 1  
 LOT 4, CAVE ROCK COVE LTD., DOUGLAS Co. NV  
 1462 PITTMAN TERRACE  
 APN 1418-27-210-008



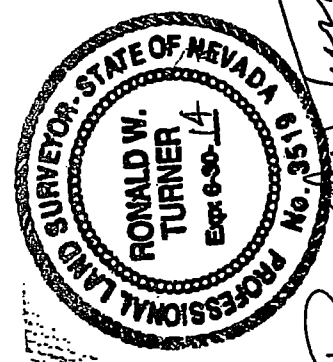
LOW-WATER LINE  
 ELEV. = 6223.0'  
 LAKE TAHOE DATUM



GRANT  
 LOT 3

POHL  
 LOT 4

CHRISTIE  
 LOT 5



*Ronald W. Turner*

**TURNER & ASSOCIATES, INC.**  
 LAND SURVEYING

(775) 588-5658  
 308 DORLA COURT, SUITE 203  
 ROUND HILL, NEVADA  
 P.O. BOX 5067 - STATELINE, NEVADA 89449

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 18°11'01" E	16.17'
L2	N 19°48'36" E	18.70'
L3	N 21°41'22" E	13.72'

COOPY

**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 January 12, 2016

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

By M. Blazynski Deputy