

APN# : 1022-02-000-002

Recording Requested By:

Western Title Company, LLC

Escrow No.: 077919-WLD

When Recorded Mail To:

John Coghlan

21445 Rolling Oaks Drive

Red Bluff, CA 96080

Mail Tax Statements to: (deeds only)

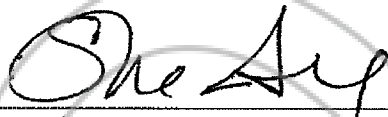
Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Wendy Dunbar

Escrow Officer

Decree Queiting Title

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

RECEIVED

JAN 26 2018

Douglas County
District Court Clerk

FILED

1 Case No.: 16-CV-0250

2 Dept. No: I

2018 JAN 25 PM 4:16

ROBBIE R. WILLIAMS
CLERK

BY *M. Graziano*

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

7 JOHN COGHLAN,

8 Plaintiff,

9 vs.

10 DOM GRAZIANO; LAURIE GRAZIANO; OPAL
11 A. SMITH, TRUSTEE OF THE SURVIVORS
12 TRUST UNDER THE LEONARD W. AND OPAL
13 A. SMITH FAMILY TRUST AGREEMENT
14 DATED AUGUST 22, 1990; NICK CARANICA;
15 STELLA CARANICA; BEHRENS FAMILY
16 TRUST DATED JULY 12, 1985, WILLIAM C.
17 BEHRENS AND BERNIECE BEHRENS
18 TRUSTEES; GEORGE C. SCHUMACHER;
19 WESLEY JOHN SCHUMACHER; NICHOLAS G.
20 CONTI; HELEN M. CONTI; THE WHITNEY H.
21 LAUREN FAMILY TRUST DATED 3/5/98,
22 WHITNEY H. LAUREN TRUSTEE; THE E.J.
23 AND M.E. YOUNG FAMLY TRUST, ERVIN J.
24 YOUNG AND MARGARET E. YOUNG,
25 TRUSTEES; PEELE BYPASS TRUST,
26 JENNIFER C. PEELE TRUSTEE; STEWART
27 TITLE COMPANY, a Nevada corporation; and
28 DOES 1-20,

29 Defendants.

DECREE QUIETING TITLE

30 This cause having come on before the above-entitled Court upon the Complaint of the Plaintiff to
31 quiet title herein and against Defendants Dom Graziano, Laurie Graziano, Opal A. Smith, Trustee of the
32 Survivors Trust Under the Leonard W. and Opal A. Smith Family Trust Agreement Dated August 22,
33 1990; Nick Caranica; Stella Caranica; The Whitney H. Lauren Family Trust Dated 3/5/98, Whitney H.
34 Lauren Trustee; the E.J. and M.E. Young Family Trust, Ervin J. Young and Margaret E. Young, Trustees;

1 Peele Bypass Trust, Jennifer C. Peele Trustee; and Stewart Title Company, and it appearing that said
2 Defendants were duly regularly served as required by law, that Defendants Dom Graziano, Laurie
3 Graziano, Nick Caranica, Stella Caranica, The Whitney H. Lauren Family Trust Dated 3/5/98, Whitney
4 H. Lauren Trustee; and Peele Bypass Trust, Jennifer C. Peele Trustee have all disclaimed their interest
5 and consented to the entry of a Decree Quieting Title in Plaintiff's favor; Defaults having been entered
6 against Defendants Opal A. Smith, Trustee of the Survivors Trust Under the Leonard W. and Opal A.
7 Smith Family Trust Agreement Dated August 22, 1990, The E.J. and M.E. Young Family Trust, Ervin J.
8 Young and Margaret E. Young, Trustees, and Stewart Title Company, and the Court having been satisfied
9 that the allegations of said complaint are true.


10 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff
11 herein is adjudged to be, and is hereby declared to be the owner of the following described real property
12 commonly known as is the owners of certain real property located in the County of Lyon, State of Nevada
13 and commonly known as 1101 Bald Mountain Road, Wellington, Douglas County, Nevada, Douglas
14 County APN 1022-02-000-002 and more particularly described as follows:

15 All that certain real property situated in the County of Douglas, State of
16 Nevada described as follows:

17 The Southeast 1/4 of the Southeast 1/4 of Section 2, Township 10 North,
18 Range 22 East, M.D.B.&M.

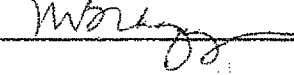
19 and that said Defendants and any person claiming from, through or under said Defendants, are decreed
20 to have no interest in said real property, and are forever barred from asserting any claim whatsoever in
21 or to the said real property adverse to Plaintiff.

22 Dated this 26 day of January, 2018.

23 
24 DISTRICT JUDGE

25 Respectfully submitted by:
26 James M. Walsh, Esq.
27 Walsh, Baker, Rosevear & Loomis, P.C.
28 Nevada State Bar No. 796
9468 Double R Boulevard, Suite A
Reno, Nevada 89521
Telephone: 775-853-0883
Attorney for Plaintiff

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 23, 2018
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

2 By  Deputy