DOUGLAS COUNTY, NV
Rec:\$35.00
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ETRCO
KAREN ELLISON, RECORDER

APN#: 1320-04-001-054

Recording Requested By:
Western Title Company, LLC
Escrow No.: 079796-CAL

When Recorded Mail To:

Western Title Company
2310 S. Carson Street, Suite 5A
Carson City, NV 89701
Mail Tax Statements to: (deeds only)

(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

Kayla Jacobsen

**Escrow Officer** 

Order For Judicial Deed

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

DEL HARDY, ESQ. (SBN 1172) STEPHANIE RICE, ESQ. (SBN 11627)

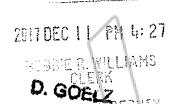
WINTER STREET LAW GROUP 96 & 98 Winter Street Reno, Nevada 89503

Telephone: (775) 786-5800

Fax: (775) 329-8282 Attorneys for Plaintiff RECEIVED

DEC 11 2017

Pouglas County Protict Court Clerk



## IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF DOUGLAS

KJ BROWN, LLC, a Nevada Limited Liability Company,

Plaintiff.

VS.

CINDY FENCL, an individual, JOHN FENCL, an individual and both husband and wife, and DOES I through X, inclusive,

Defendants.

CASE NO.: 16CV0266

DEPT. NO.: I

## ORDER FOR JUDICIAL DEED

The above-entitled matter having come before the Court on December 6, 2017, pursuant to a prove up hearing on Default Judgment and Motion for Judicial Deed and the Court having found that the Plaintiff first filed a Complaint then having obtained a Default Judgment against Defendants Cindy Fencl and John Fencl for their failure to answer and the Court having further considered the Motion for Judicial Deed and no other appearances being made at the duly scheduled hearing and good cause appearing therefrom.

It is hereby ORDERED, ADJUDGED and DECREED that because seller's realtor failed to participate or even respond to an inquiry to assist in completing the sale the agent/broker is to receive nothing from the sale;

That the Judicial Deed be placed into escrow with Western Title, Carson City branch under escrow #086342-RTO, an already existing escrow involving this property and that the escrow company proceed with a closing using the Judicial Deed executed by the Court;

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That the HUD settlement statement attached to the Motion be used in part to pay 2 property, taxes, expenses and costs estimated therein; 3 That the first disbursement from escrow be made to the Internal Revenue Service in the 4 amount of Eighty-Two Thousand Dollars (\$82,000.00); and 5 That any realtor fees and costs be applied to the attorney's fees and costs incurred by Plaintiff after first satisfying all other escrow costs, taxes and expenses as noted in the 6 7 settlement statement. 8 IT IS SO ORDERED. Dated this 11 day of December () 2017. 10 11 12 DISTRICT JUDGÉ 13 14 15 16 17 18 19 20 21 22 23 24 25 CERTIFIED COPY The document to which this certificate is attached is a 26 full, true and correct copy of the original in file and of record in my office. 27 lanuar BOBBIE B. WILLIAMS CIERKO Court 28 of the State of Nevada, in and for the County of Douglas,

Deputy

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