

DOUGLAS COUNTY, NV

2018-915337

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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*  
Kayla Jacobsen

Escrow Officer

\_\_\_\_\_  
**Order For Judicial Deed**

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

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Douglas County  
District Court Clerk

ROSE R. WILLIAMS  
CLERK  
D. GOELZ  
BY \_\_\_\_\_ DEPUTY

1 DEL HARDY, ESQ. (SBN 1172)  
2 STEPHANIE RICE, ESQ. (SBN 11627)  
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5 Reno, Nevada 89503  
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7 Fax: (775) 329-8282  
8 Attorneys for Plaintiff

9 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
10 **IN AND FOR THE COUNTY OF DOUGLAS**

11 KJ BROWN, LLC, a Nevada Limited Liability  
12 Company,

13 Plaintiff,

14 vs.

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

18 Defendants.

CASE NO.: 16CV0266  
DEPT. NO.: I

19 **ORDER FOR JUDICIAL DEED**

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

26 It is hereby ORDERED, ADJUDGED and DECREED that because seller's realtor failed to  
27 participate or even respond to an inquiry to assist in completing the sale the agent/broker is to  
28 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;

1 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  
6 Plaintiff after first satisfying all other escrow costs, taxes and expenses as noted in the  
7 settlement statement.

8 **IT IS SO ORDERED.**

9 Dated this 11 day of December 2017.

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13 DISTRICT JUDGE.  
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26 **CERTIFIED COPY**

27 The document to which this certificate is attached is a  
28 full, true and correct copy of the original in file and of  
record in my office.

DATE January 10, 2018

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

By  Deputy