

APN# 1320-32-111-076



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name Michael S. Rowe, Esq.

Address PO Box 2080

City/State/Zip Minden NV 89423

Mail Tax Statements to

Name Alicia Anaitz-Herz

Address 9210 Hummer Lane

City/State/Zip Reno, NV 89521

Default Judgment

Title of Document (required)

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

The undersigned hereby affirms that the document submitted for recording DOES contain 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)

Jaquelyn Lechner
Signature

JACQUELYN LECHNER
Printed Name

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

RECEIVED

FILED

1 CASE NO 18-CV-0082

JUN 20 2018

2 DEPT NO II

Douglas County
District Court Clerk

2018 JUN 20 PM 1:58

3 *The undersigned affirms that this document DOES NOT*
4 *contain a Social Security Number*

BOBBIE R WILLIAMS
CLERK

K. WILBERT DEPUTY

Mailing Address
P O Box 2080
Minden, NV 89423
Facsimile (775)782-3685

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

7
8 IN AND FOR THE COUNTY OF DOUGLAS

9
10 GABRIEL B HERZ, a Single Man, and
ALICIA ARRAIZ-HERZ, a Single Woman,

11 Plaintiffs,

12 vs

DEFAULT JUDGMENT

13 GMA UNLIMITED, a Revoked Nevada
14 Corporation, MICHELLE J GABLER, an
15 individual and as Trustee of the MICHELLE
16 J GABLER FAMILY TRUST, utd
17 10/13/03, JENNIFER M CLOUTIER, as
18 Trustee under Deed of Trust-Short Form;
WILLIAM S REED, an individual; ASSET
19 PROTECTION GROUP, INC , a revoked
20 Nevada Corporation; WELLS FARGO
21 BANK, N A.; also all other persons unknown
and claiming any right, title, estate, lien or
22 interest in the real property described in the
23 Complaint adverse to Plaintiff's ownership, or
any cloud upon Plaintiff's title thereto, and
DOES I through X inclusive,

24 Defendants

Law Office of Michael S. Rowe
Attorney At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89423
(775) 782-8141

25 An application having been made by the Plaintiffs for Judgment against GMA UNLIMITED,
26 a Revoked Nevada Corporation, MICHELLE J GABLER, an individual and as Trustee of the
27 MICHELLE J GABLER FAMILY TRUST, utd 10/13/03, WILLIAM S REED, an individual,
28 JENNIFER M CLOUTIER, individually and as Trustee under Deed of Trust-Short Form, ASSET
PROTECTION GROUP, INC , a revoked Nevada Corporation, and DOES I-X, inclusive, and the

1 default of said Defendants having been entered for failure to answer or otherwise defend as to the
2 Plaintiff's Complaint, and it appearing that the Defendants are not in the military service of the United
3 States or are infants or incompetent persons, and good cause appearing therefor

4 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Judgement is entered against
5 Defendants GMA UNLIMITED, a Revoked Nevada Corporation, MICHELLE J GABLER, an
6 individual and as Trustee of the MICHELLE J GABLER FAMILY TRUST, u.t.d 10/13/03,
7 WILLIAM S REED, an individual, JENNIFER M CLOUTIER, individually and as Trustee under
8 Deed of Trust-Short Form, ASSET PROTECTION GROUP, INC , a revoked Nevada Corporation, and
9 DOES I-X, inclusive, and, except for WELLS FARGO BANK, N.A , none of the other named
10 Defendants have any right, title or interest in The Property commonly known as 1578 Mono Avenue,
11 Minden, Nevada 89423 (Exhibit A) and that, other than WELLS FARGO BANK, N A , all remaining
12 Defendants are barred from asserting any right, title or interest in The Property adverse to Plaintiffs, and
13 that title to The Property is vested in Plaintiffs free and clear of all liens and encumbrances save and
14 except for that due and owing to WELLS FARGO BANK, N A

15
16
17 BE IT FURTHER ORDERED that all record of that Deed of Trust to secure an indebtedness
18 of \$150,000 00, and any other amounts or obligations secured thereby, recorded May 20, 2004, in Book
19 504, Page 9389, as Document No 613644

20 Dated April 07, 2004

21 Trustor Michelle J Gabler, Trustee of the Michelle J. Gabler Family Trust,
22 dated October 13, 2003

23 Trustee Jennifer M Cloutier

24 Beneficiary GMA Unlimited

25 shall be, and the same are hereby, expunged from the records of the Douglas County, Nevada Recorder
26 and the same shall be of no force or effect to evidence any indebtedness of the Trustor pursuant to the
27 refinanced Deed of Trust
28

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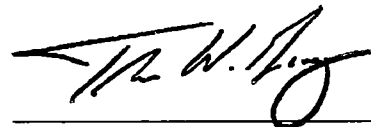
Law Office of Michael S. Rowe
Attorney At Law

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Minden, NV 89423
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1 BE IT FURTHER ORDERED that pursuant to NRS 410 010, Plaintiffs Gabriel B Herz, a
2 Single Man, and Alicia Arraiz-Herz, a Single Woman, shall have the title quieted in them, in fee simple,
3 without claims of any right, title or interest in GMA Unlimited, Michelle J Gabler, an individual and
4 as Trustee of the Michelle J Gabler Family Trust, u t d 10/13/03, Jennifer M. Cloutier, as Trustee under
5 the Deed of Trust-Short Form, William S Reed, an individual, and Asset Protection Group, Inc , and
6 they have no right to or title to or interest in The Property.
7

8 BE IT FURTHER ORDERED that the Court issues its decree that, except for the line of credit
9 deed of trust to secure an original indebtedness of \$70,000 00, and any other instruments or amounts
10 or obligations secured thereby, recorded 17 June 2003, in Book 603, Page 8088, as Instrument No
11 580237, executed by Michelle J Gabler, in her capacity as Trustee of the Michelle J Gabler Family
12 Trust, in favor of WELLS FARGO BANK, N A , any claim to Plaintiffs' property as evidenced by the
13 Deed of Trust-Short Form and any of the other remaining Defendants shall be extinguished and all
14 record thereof be expunged from the official records of Douglas County, Nevada shall not be effected
15 by this Order.
16

17 DATED this 20th day of June, 2018.

18
19
20
21 

22 THOMAS W GREGORY
23 DISTRICT COURT JUDGE

24 Attorney for Plaintiffs

25 Submitted by
26 *Law Office of Michael S. Rowe*

27 

28 MICHAEL SMILEY ROWE

Nevada Bar Number 1374

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Exhibit A

DOUGLAS COUNTY, NV 2016-881430
Rec \$14 00
Total \$14 00 05/31/2016 09:35 AM
GABRIEL HERZ Pgs=2

APN 1320-32-111-076

✓ RPTT \$0 00 #7
When Recorded Return to
Alicia Arraiz-Herz
9210 Hummer Dr.
Reno, NV 89521
Mail Tax Statements to
Grantee same as above



KAREN ELLISON, RECORDER E07

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Michelle J Gabler, Trustee of The Michelle J. Gabler Family Trust, dated October 13, 2000

do(es) hereby Grant, Bargain, Sell and Convey to
Gabriel B Herz, a single man and Alicia Arraiz-Herz, a single woman, as joint tenants with
right of survivorship

all that real property situate in the County of Douglas, State of Nevada, described as follows

Lota 3 and 4, in Block P as shown on the Map of Town of Minden, filed for record in
the Office of the County Recorder of Douglas County, State of Nevada, on July 2,
1906, as Document No. 20840.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining

Witness my/our hand(s) this 30th day of May 2016

Michelle J. Gabler
Michelle J Gabler, Trustee

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on May 30, 2016,
by Michelle J Gabler

L. Masterson
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

1 APN 1320-32-111-076

2 Type of Property

- a) Vacant Land
- b) Single Fam Res
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No	
Book	Page
Date of Recording	
Notes	<i>Trust verified AS</i>

STATE OF NEVADA
DECLARATION OF VALUE

3 Total Value/Sales Price of Property \$0

Deed in Lieu of Foreclosure Only (value of property) \$

Transfer Tax Value \$0

Real Property Transfer Tax Due \$

4 If Exemption Claimed

- a Transfer Tax Exemption, per NRS 375 090, Section 7
- b Explain Reason for Exemption Transferring out of trust to son and daughter with no consideration

5 Partial Interest Percentage being transferred _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375 060 and NRS 375 110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375 030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature <i>Michelle Gabler</i>	Capacity <i>Grantor</i>
Signature <i>Daniel B. Herzog</i>	Capacity <i>Grantee</i>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name <i>Michelle Gabler</i>	Print Name <i>Daniel B. Herzog</i>
Address <i>1578 Meno Ave</i>	Address <i>3470 Woodpecker Ridge</i>
City/State/Zip <i>Minden NV 89423</i>	City/State/Zip <i>Sanita NV 89501</i>

COMPANY REQUESTING RECORDING

Co Name <i>First Centennial Title Company of NV</i>	Escrow # <i>LNET-048</i>
Address <i>3255 South Virginia St B Reno, NV 89502</i>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

COPY

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 12-3-18

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

By ANOMIA Deputy