

APN# 1022-16-002-052

Default Judgment

**Type of Document**

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

**Recording Requested by:**

Kolesar & Leatham

**Return to:**

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**City/State/ZIP** Las Vegas, Nevada 89145

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RY \_\_\_\_\_ DEPUTY

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7 Attorneys for Plaintiffs, JOHN W. HAMILTON  
 8 and KATHLEEN E. STACK

**DISTRICT COURT**

**DOUGLAS COUNTY, NEVADA**

\*\*\*

11 JOHN W. HAMILTON, an individual; and  
 12 KATHLEEN STACK, an individual,

CASE NO. 18-cv-0295

DEPT NO. I

Plaintiffs,

vs.

15 KATHRYN R. STRATTON, an individual;  
 16 GARY RITTER, an individual; MARY  
 RITTER, aka Mary Lynn Booth, an individual;  
 17 THE UNKNOWN HEIRS OF DOLL PRICE;  
 KATHERINE SMITH, individually and as  
 18 Successor Trustee of the Price Family Trust,  
 U.D.T., dated July 26, 1990, First Amendment  
 19 dated August 16, 1991, Second Amended  
 dated March 17, 1993; ALL OTHER  
 20 PERSONS UNKNOWN CLAIMING ANY  
 RIGHT, TITLE, ESTATE, LIEN OR  
 21 INTEREST IN THE REAL PROPERTY  
 DESCRIBED IN THE COMPLAINT  
 22 ADVERSE TO PLAINTIFFS' OWNERSHIP,  
 OR ANY CLOUD UPON PLAINTIFFS' title  
 23 thereto; DOES I through X; and ROE  
 BUSINESS ENTITIES I through X,

Defendants.

**DEFAULT JUDGMENT**

27 This Court having read and considered Plaintiffs' Application for the Entry of Default  
 28 Judgment and all documentation attached thereto, and good cause appearing therefore;

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1 IT IS HEREBY ORDERED that this Court has jurisdiction over the parties to this action  
2 as a result of their interest in real property located in the State of Nevada, County of Douglas;

3 IT IS HEREBY FURTHER ORDERED that Plaintiffs have complied in all respects with  
4 the Nevada Rules of Civil Procedure as they pertain to service;

5 IT IS HEREBY FURTHER ORDERED that, as a result of such compliance and as a  
6 result of the Defendants' failure to file an Answer or responsive pleading to the Complaint, Default  
7 Judgment is entered in favor of Plaintiffs JOHN W. HAMILTON, and KATHLEEN STACK, and  
8 against KATHRYN R. STRATTON; GARY RITTER; MARY RITTER, aka Mary Lynn Booth;  
9 THE UNKNOWN HEIRS OF DOLL PRICE; KATHERINE SMITH, individually and as  
10 Successor Trustee of the Price Family Trust, U.D.T., dated July 26, 1990, First Amendment dated  
11 August 16, 1991, Second Amended dated March 17, 1993; and ALL OTHER PERSONS  
12 UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL  
13 PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFFS' OWNERSHIP,  
14 OR ANY CLOUD UPON PLAINTIFFS' title thereto.

15 IT IS HEREBY FURTHER ORDERED that the Court specifically finds and declares that  
16 Plaintiffs are the fee simple owners of real property commonly known as 3760 Andesite Road,  
17 Wellington, NV 89444 (the "Property"), legally described as:

18 Lot 21, in Block J, as shown on the map entitled Topaz Ranch  
19 Estates, Unit No. 4, filed for record November 16, 1970, in the  
20 Office of the County Recorder of Douglas County, Nevada as  
Document No. 50212  
APN 1022-16-002-052 (formerly APN No. 37-433-17)

21 IT IS HEREBY FURTHER ORDERED that the Court specifically finds and declares that  
22 a 1981 Skyline manufactured home, Model Hillcrest, Serial Number 0275015APBP, Title Number  
23 B0082317, Double Wide, Length 64', Width 24', was permanently affixed to the Property in the  
24 1980s.

25 IT IS HEREBY FURTHER ORDERED that this Court hereby finds and declares that the  
26 Manufactured Housing Division may issue title in the name of JOHN W. HAMILTON, and  
27 KATHLEEN STACK for the 1981 Skyline manufactured home, Model Hillcrest, Serial Number  
28 0275015APBP, Title Number B0082317, Double Wide, Length 64', Width 24' ("Manufactured

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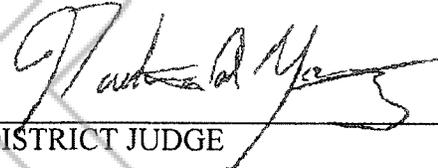
1 Home”) that was affixed to the Property.

2 IT IS HEREBY FURTHER ORDERED that the Court specifically finds and declares that  
3 Plaintiffs’ interest in the Property, including the permanently affixed Manufactured Home, is  
4 superior to and is senior in priority to any of Defendants’ interest, if any, and/or other party’s  
5 interest in the Property, including the Manufactured Home.

6 IT IS HEREBY FURTHER ORDERED that the Douglas County Assessor shall transfer  
7 the Manufactured Home from the personal property tax rolls to the real property tax rolls;

8 IT IS HEREBY FURTHER ORDERED that the recording of this Order shall have the  
9 same force and affect as if the Order had been entered when the Affidavit of Conversion,  
10 converting the Manufactured Home to real property was recorded in the Official Records of  
11 Douglas County, Nevada in Document Number 0615369.

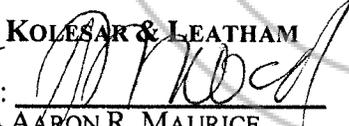
12 DATED this 15 day of April, 2019.

13   
14 \_\_\_\_\_  
15 DISTRICT JUDGE

16 **AFFIRMATION**

17 The undersigned affirms pursuant to NRS 239B.030 that the preceding document does not  
18 contain the social security number of any person.

19 Submitted By:

20 **KOLESAR & LEATHAM**  
21 By:   
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23 Nevada Bar No. 006412  
24 BRITTANY WOOD  
25 Nevada Bar No. 007562  
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