



KAREN ELLISON, RECORDER

APN# _____

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DEFAULT JUDGEMENT QUIETING TITLE

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)

Signature

Printed Name

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

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MAR - 9 2020

NO _____

Douglas County
District Court Clerk

20 MAR 10 P3:16

BOBBIE R. WILLIAMS
CLERK

BY: ANOM DEPUTY

1 CASE No.: 18-CV-0143

2 DEPT. NO.: I

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

8 TMAK HOLDINGS, LLC, a Nevada,)
9 Limited Liability Company,)

10 Plaintiff,)

11 v.)

DEFAULT JUDGMENT QUIETING TITLE

12 K & S PROPERTIES, a California General)
13 Partnership, FIDELITY NATIONAL TITLE)
14 COMPANY, WILLIAM D. BOTTON)
15 Trustee of the Botton Living Trust dated)
16 11/17/00, LARRY R. BRASUELL &)
17 SUSAN L. BRASUELL Trustees of The)
18 Larry R. & Susan L Brasuell 1996 Living)
19 Teust dated 7/22/96, PENNY L. BROCK)
20 Trustee of the Brock Family Trust dated)
21 5/25/95, ROBERT W. BROWNE &)
22 MURIEL L. BROWNE Trustees of the)
23 Browne 1990 Family Trust dated 6/11/90,)
24 BRUCE H. CORUM Trustee of the Credit)
25 Shelter Trust, DUANE U. DEVERILL)
26 Trustee of the Nevada Freedom Corp. PSP,)
27 dated 10/1/90 AMD 9/1/95 For the Benefit)
28 of Duane U. Deverill, ROBERT ESSAFF &)
CINDY H. ESSAFF Trustees of the Essaff)
Family Trust dated 6/18/02, T, CLAIRE)
HARPER Trustee of the Harper Family)
Trust dated 2/28/84, SANDRA O.)
MASTERS Trustee of the Charles T.)
Masters & Sandra O. Masters Family)
Trust dated 10/9/92, CHESTER R.)
MCDOWELL, a single man, WILLIAM)
L. MCQUERRY Trustee of the McQuerry)
Family Partnership, MONIGHETTI, INC.,)
A Nevada Corporation, HENRY J.)
OBERMULLER & MENGIA K.)
OBERMULLER Trustees of the Henry &)

1 Mengia Obermuller Trust dated 9/14/90,)
 2 GRABLE B. RONNING, an unmarried)
 3 woman, THE WILD WATERS LIMITED)
 4 PARTNERSHIP, a Nevada Limited)
 5 Partnership, DENNIS SIPIORSKI &)
 6 DONNA SIPIORSKI, husband and wife as)
 7 joint tenants with right of survivorship,)
 8 JAYE MCLAUGHIN & PEGGY ANN)
 9 VALLEY Trustees of the McLaughin-Valley)
 10 Trust dated 2/24/97, CORAZON)
 11 WEHRLIN, a married woman as her sole &)
 12 separate property, and DOES 1 – 25, and)
 13 ALL PERSONS UNKNOWN CLAIMING)
 ANY LEGAL OR EQUITABLE RIGHT,)
 TITLE, ESTATE, LIEN, OR INTEREST)
 IN THE PROPERTY IN THE COMPLAINT)
 ADVERSE TO PLAINTIFF'S TITLE, OR)
 ANY CLOUD UPON PLAINTIFF'S)
 TITLE THERETO,)
 Defendants.)

14 BE IT REMEMBERED, that Plaintiff's Application for Default Judgment and supporting
 15 Affidavit of Justin M. Clouser, Esq., came regularly on before the above-entitled Court with the
 16 Defendants named in the caption having been regularly served with process and having failed to
 17 appear and answer Plaintiff's Complaint, on file herein, and the regular time for answering having
 18 expired and no answer having been filed by the Defendants, USA Commercial Mortgage Company, a
 19 Nevada corporation, and K & S Properties, a foreign partnership, with a Clerk's Default having been
 20 duly entered according to law, after Proof of Service of the Summons and Complaint, and good cause
 21 appearing therefore,
 22

23 IT IS HEREBY ORDERED, ADJUDED AND DECREED AS FOLLOWS:

24 1. Judgment is hereby entered in favor of Plaintiff and against the Defendants, USA
 25 Commercial Mortgage Company, a Nevada corporation, and K & S Properties, a foreign partnership,
 26 and their successors and assigns quieting title in favor of Plaintiff and against said Defendants and their
 27 successors and assigns. In particular, the claims of the Defendants and their successors and assigns as
 28

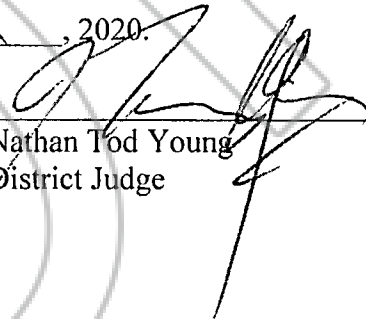
1 set forth in the hereinafter documents are quieted in favor of Plaintiff and against said Defendants and
2 their successors and assigns; said documents are described as follows:


3 A Deed of Trust dated September 8, 2004, and recorded September 16, 2004, as Document No.
4 624305 of official Records of Douglas County, State of Nevada.

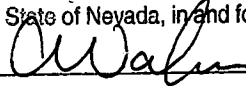
5
6 2. That Plaintiff's title to the real property described in Exhibit "1" attached hereto and
7 incorporated herein, is established and quieted against the Defendants, a Deed of Trust dated
8 September 8, 2004, and recorded September 16, 2004, as Document No. 624305 of official Records of
9 Douglas County, State of Nevada, and their successors and assigns and that said Defendants and their
10 successors and assigns have no right, claim or interest in the real property described in Exhibit "1"
11 attached hereto.

12
13 3. Title to the real property described in Exhibit "1" attached hereto remains in the name of the
14 Plaintiff.

15 DATED this 10 day of March, 2020.

16 
17 _____
18 Nathan Tod Young
19 District Judge

20 Submitted by:
21 
22 Justin M. Clouser, Esq.
23 CLOUSER HEMPEN WASICK
24 LAW GROUP, LTD.
25 1512 US Hwy 395 N, Suite 1
26 Gardnerville, Nevada 89410
27 (775) 782-2888 – Telephone

28
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 July 28, 2022
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy