

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,  
IN AND FOR THE COUNTY OF PLACER.

EUGENE F. FOWLER, A.H. SCHNABEL,  
and A.M. LAING, Board of Fire  
Commissioners of the Unincorporated  
Town of Newcastle, County of Placer,  
State of California, Plaintiffs.

VS

SAMUEL T. LEET, JOSEPH J. AGARD,  
EDWARD KATZENSTEIN, and "Also all  
other persons unknown, claiming  
and right, title, estate, lien, or  
interest in the real property des-  
cribed in the complaint, adverse to  
plaintiffs' ownership, or any cloud  
upon plaintiffs' title thereto,"  
Defendants.

JUDGMENT AND DECREE QUIETING TITLE.

The above entitled action coming on regularly this day for trial before the above entitled superior court, HONORABLE J.B. LANDIS, presiding therein, the above named plaintiff appearing by its attorneys Messrs. Prewett & Chamberlain, and no one appearing on behalf of the defendants or any thereof, and all of said defendants, both known and unknown, having made default and having each and all failed to appear at the trial of said action:

AND IT APPEARING TO THE SATISFACTION OF THE COURT the Court finds that said defendants so defaulting and each and all of said defendants have been heretofore duly and regularly served with summons herein as required by law, and that said defendants have each and all failed and neglected to appear or to answer said complaint on file herein within the time allowed by law, or otherwise or at all, and that the time for answering has expired and that the default of each and every of said defendants for their failure to so appear or answer has been heretofore duly and regularly entered:

AND IT FURTHER APPEARING TO THE SATISFACTION OF THE COURT the Court finds that a copy of the summons issued in said action was duly and regularly posted upon the real property described in said complaint and upon each and every parcel thereof, and in the manner and for the time required by law, and that a notice of the pendency of said action was duly and regularly filed in the office of the County Recorder of the County of Placer State of California, on the 14th day of May, 1925, containing all of the matters and things required by law, and that said notice was filed within ten days after the filing of the complaint herein and that jurisdiction has been acquired by this Court of any and all persons both known and unknown claiming any right, title, estate, lien, or interest in or to the real property described in said complaint and hereinafter described, or any part or parcel thereof, and that the Court now has jurisdiction to examine into and to determine the legality of plaintiffs' title and of the title and claim of all of the defendants and of all unknown persons:

AND IT FURTHER APPEARING TO THE SATISFACTION OF THE COURT the Court finds that W.R. Monahan, one of the commissioners of the unincorporated Town of Newcastle, named as party plaintiff in this action at the date of the filing of the complaint herein, died on the 8th day of June, 1925, and that thereafter Eugene F. Fowler was on the 4th day of August, 1925, appointed by the Board of Supervisors of the County of Placer, State of California, as a commissioner of Newcastle Fire District and of the unincorporated Town of Newcastle in the place and stead of W.R. Monahan; and that thereafter and on the 6th day of August, 1925, the Superior Court of the County of Placer, State of California made its order substituting the said Eugene F. Fowler as such commissioner in the place and stead of W.R. Monahan as a party plaintiff in this action; and

The Court having required and heard evidence of plaintiffs' title and possession

and no evidence having been offered respecting the claims or title of any of the defendants;  
and

IT FURTHER APPEARING TO THE SATISFACTION OF THE COURT, the Court finds that all of the allegations contained in plaintiffs' said complaint are, and each of them, is true and that plaintiff is entitled to a judgment and decree of this Court as prayed for in its said complaint on file herein; and

The Court being duly advised in the premises,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED and the court does hereby order, adjudge and decree that plaintiff is the owner in fee absolute of all of that certain real property lying and being situated in the Town of Newcastle, County of Placer, State of California, and particularly bounded and described as follows, to-wit:

Beginning at the Northwest corner of a so-called Lot 9 in the Town of Newcastle, California, from which a cross in concrete step one foot easterly from the Southeast corner of Placer County Bank Building bears North 28° 00' 36" West 173.84 feet; and from which cross a buggy axle under the S.P. right of way fence at Mott and Harrison Avenues bears North 54° 46' West 729.89 feet, and from which buggy axle the 1/4 corner common to sections 24 and 19, Tp. 12 N. Ranges 7 and 8 East, M.D.B.&M., bears North 0° 09' East 186.2 feet; and running thence South 17° 49' East 76.00 feet; Thence North 63° 32' East 46.80 feet; Thence North 24° 11' West 70.70. Thence South 70° 14' West 38.40 feet to the point of beginning, being all of Lot 9 and a portion of a so-called Lot 11.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, and the Court does hereby order, adjudge and decree that the defendants have not, nor has any or either of said defendants, any right, title, estate, lien or interest in or to said real property hereinbefore described, or any piece, parcel, tract or part thereof, and that each and all of said defendants joined in said action by and under the designation "also all other persons unknown, claiming any right, title, estate, lien or interest in the real property described in the complaint, adverse to plaintiffs' ownership, or any cloud upon plaintiffs' title thereto", have not, nor has any of said defendants, any right, title, estate, lien, claim or interest therein, or any part thereof.

AND IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the title of plaintiff in and to said real property, and the whole thereof, be, and it is hereby quieted against any and all claims of said defendants, both known and unknown, and each and all thereof, and that said defendants, and each and all thereof, and any and all persons claiming under or through said defendants or any or either thereof, both known and unknown, be, and they are hereby perpetually enjoined and restrained from asserting any right, title, estate, lien, claim or interest in or to said real property hereinbefore described, or any piece, parcel, tract or part thereof, adverse to plaintiff.

Done in open court this 26th day of October, 1925.

Filed Oct. 26, 1925.  
A.S. FLEMING, County Clerk of Placer County.

J. B. LANDIS, Judge of the Superior Court.

The foregoing instrument is a correct copy of the original on file in this office. Attest Oct. 26, 1925. A.S. FLEMING, County Clerk and ex-officio Clerk of the Superior Court of the State of California, in and for the County of Placer. By ..... Deputy Clerk.  
(COURT SEAL)

FILED FOR RECORD AT REQUEST OF PREWETT & CHAMBERLAIN, OCT. 27, 1925, at 30 min. past 4 o'clock  
R.M. RECORDS OF PLACER COUNTY, CAL. SARAH E. EKBERG, RECORDER.