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Attorney for Plaintiff

DISTRICT COURT
CLARK COUNTY, NEVADA

Electronically Filed
Mar 25 2019 03:14 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

TRISHA KUPTZ-BLINKINSOP
nka TRISHA MARGOLIS

Plaintiff/Counterdefendant

v.

THOMAS R. BLINKINSOP

Defendant/Counterclaimant

CASE NO. A-18-783766-C

DEPT. NO. 9

AMENDED
NOTICE OF APPEAL

Notice is hereby given that Plaintiff/Counterdefendant TRISHA MARGOLIS hereby
appeals to the Supreme Court of Nevada from the following Order and Judgment :

1. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER filed February 26, 2019.
2. DECLARATORY JUDGMENT filed March 9, 2019

/s/ Benjamin B. Childs

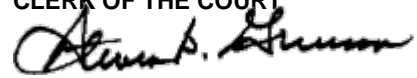
~~BENJAMIN B. CHILDS~~
Nevada Bar # 3946
Attorney for Plaintiff/Counterdefendant

CERTIFICATE OF ELECTRONIC SERVICE

This AMENDED NOTICE OF APPEAL, was served through the Odessey File and Serve
system to all attorneys at the time of filing. Electronic service is in place of mailing.

/s/ Benjamin B. Childs

~~BENJAMIN B. CHILDS, ESQ.~~
NEVADA BAR # 3946



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Attorney for Plaintiff

DISTRICT COURT
CLARK COUNTY, NEVADA

TRISHA KUPTZ-BLINKINSOP
nka TRISHA MARGOLIS

Plaintiff/Counterdefendant

v.

THOMAS R. BLINKINSOP

Defendant/Counterclaimant

CASE NO. A-18-783766-C

DEPT. NO. 9

AMENDED
CASE APPEAL STATEMENT

1. NAME OF APPELLANTS FILING THIS CASE APPEAL STATEMENT.

TRISHA MARGOLIS Plaintiff/Counterdefendant

2. IDENTIFY JUDGE ISSUING THE DECISION APPEALED FROM :

Eighth Judicial District Court Judge J. Charles Thompson [Senior Judge]

3. IDENTIFY ALL PARTIES TO THE PROCEEDINGS IN THE DISTRICT COURT :

Plaintiff/Counterdefendant TRISHA MARGOLIS

Defendant/Counterclaimant THOMAS R. BLINKINSOP

4. SET FORTH THE NAME, LAW FIRM, ADDRESS AND TELEPHONE NUMBER OF ALL
COUNSEL ON APPEAL AND IDENTIFY THE PARTY WHOM THEY REPRESENT :

BENJAMIN B. CHILDS of Benjamin B. Childs, Ltd. 318 S. Maryland Parkway Las Vegas, NV
89101 (702) 251 0000 for TRISHA MARGOLIS. Admitted to practice in Nevada.

1 GEORGE O. WEST of Law Offices of George O. West, III. 10161 Park Run Drive # 150 Las
2 Vegas, NV 89145. (702) 318 6570 for THOMAS R. BLINKINSOP. Admitted to practice in
3 Nevada.

4
5 6. INDICATE WHETHER APPELLANT WAS REPRESENTED BY APPOINTED OR
6 RETAINED COUNSEL IN THE DISTRICT COURT :

7 Appellant was represented by retained counsel in the District Court.
8

9 7. INDICATE WHETHER APPELLANT IS REPRESENTED BY APPOINTED OR
10 RETAINED COUNSEL ON APPEAL :

11 Appellant is represented by retained counsel on appeal.
12

13 8. INDICATE WHETHER APPELLANT WAS GRANTED LEAVE TO PROCEED IN
14 FORMA PAUPERIS, AND THE DATE OF ENTRY OF THE DISTRICT COURT ORDER
15 GRANTING SUCH LEAVE :

16 Appellant has not been granted leave to proceed in forma pauperis.
17

18 9. INDICATE THE DATE THE PROCEEDINGS COMMENCED IN DISTRICT COURT:

19 November 1, 2018
20

21 10. BRIEF DESCRIPTION OF THE NATURE OF THE ACTION AND RESULT IN THE
22 DISTRICT COURT, INCLUDING THE TYPE OF JUDGMENT OR ORDER BEING
23 APPEALED AND THE RELIEF GRANTED BY THE DISTRICT COURT

24 Action for partition and counterclaim for Quiet Title and Declaratory Relief.

25 The Orders being appealed are the **FINDINGS OF FACT, CONCLUSIONS OF**
26 **LAW AND ORDER** filed February 26, 2019 and the DECLARATORY JUDGMENT filed
27 March 9, 2019.

28 The trial court granted Defendant/Counterclaimant's Motion for Summary Judgment and
29 denied Plaintiff/Counterdefendant's Motion for Declaratory Relief and Motion for a
30 Continuance under NRCP 56(f).
31
32

1 11. PREVIOUS APPEAL OR WRIT PETITION

2 Plaintiff filed a Notice of Appeal on February 28, 2019 and that appeal is assigned Docket
3 #78284. Subsequently the Declaratory Judgment was filed on March 9, 2019, so Plaintiff
4 filed an Amended Notice of Appeal.

5
6 12. DOES THE CASE INVOLVE CHILD CUSTODY OR VISITATION?

7 No.
8

9 13. IN APPELLANT'S OPINION, CAN THE CASE BE SETTLED?

10 Yes.
11

12 /s/ Benjamin B. Childs

13 BENJAMIN B. CHILDS

14 Nevada Bar # 3946

15 Attorney for Plaintiff/Counterdefendant

16 **CERTIFICATE OF ELECTRONIC SERVICE**

17 This Amended Case Appeal Statement, was served through the Odyssey File and
18 Serve system to all attorneys at the time of filing. Electronic service is in place of
19 mailing.
20

21 /s/ Benjamin B. Childs

22 BENJAMIN B. CHILDS, ESQ. _____

23 NEVADA BAR # 3946
24
25
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CASE SUMMARY**CASE NO. A-18-783766-C**

Trisha Kuptz-Blinkinsop, Plaintiff(s)
vs.
Thomas Blinkinsop, Defendant(s)

§
§
§
§
§
§

Location: **Department 9**
 Judicial Officer: **Vacant, DC 9**
 Filed on: **11/01/2018**
 Case Number History:
 Cross-Reference Case **A783766**
 Number:
 Supreme Court No.: **78284**

CASE INFORMATION**Statistical Closures**

03/18/2019 Summary Judgment

Case Type: **Other Real Property**

Case
Status: **03/18/2019 Closed**

DATE**CASE ASSIGNMENT****Current Case Assignment**

Case Number A-18-783766-C
 Court Department 9
 Date Assigned 01/07/2019
 Judicial Officer Vacant, DC 9

PARTY INFORMATION

		<i>Lead Attorneys</i>
Plaintiff	Kuptz-Blinkinsop, Trisha	Childs, Benjamin B., ESQ <i>Retained</i> 702-385-3865(W)
Defendant	Blinkinsop, Thomas R	West III, George O. <i>Retained</i> 702-318-6570(W)
Counter Claimant	Blinkinsop, Thomas R	West III, George O. <i>Retained</i> 702-318-6570(W)
	Kuptz-Blinkinsop, Trisha Removed: 11/08/2018 Data Entry Error	Childs, Benjamin B., ESQ <i>Retained</i> 702-385-3865(W)
Counter Defendant	Kuptz-Blinkinsop, Trisha	Childs, Benjamin B., ESQ <i>Retained</i> 702-385-3865(W)

DATE**EVENTS & ORDERS OF THE COURT****INDEX****EVENTS**

11/01/2018



Complaint

Filed By: Plaintiff Kuptz-Blinkinsop, Trisha
Complaint

11/01/2018



Summons Electronically Issued - Service Pending

Party: Plaintiff Kuptz-Blinkinsop, Trisha
Summons

11/03/2018



Summons

Filed by: Plaintiff Kuptz-Blinkinsop, Trisha

CASE SUMMARY








CASE NO. A-18-783766-C

Summons

11/08/2018	 Answer and Counterclaim Filed By: Counter Claimant Blinkinsop, Thomas R <i>Defendan/ Counter-Claimant Thomas Blinkinsop's Answer to Complaint and Counter-Claim</i>
11/08/2018	 Initial Appearance Fee Disclosure Filed By: Counter Claimant Blinkinsop, Thomas R <i>Defendant Blinkinsop's Intial Appearance and Fee Disclosures</i>
11/15/2018	 Answer to Counterclaim Filed By: Plaintiff Kuptz-Blinkinsop, Trisha <i>ANSWER TO COUNTERCLAIM</i>
11/16/2018	 Motion for Declaratory Relief Filed By: Plaintiff Kuptz-Blinkinsop, Trisha <i>Motion For Declaratory Relief</i>
12/07/2018	 Countermotion For Summary Judgment Filed By: Plaintiff Kuptz-Blinkinsop, Trisha <i>Defendant/Counter-Claimant Thomas Blinkinsop's Opposition to Plaintiff's Motion for Declaratory Relief and Defendant/Counter-Claimant's Counter Motion for Summary Judgment</i>
12/07/2018	 Statement Filed by: Counter Claimant Blinkinsop, Thomas R <i>Concise Separte Statement of Material Undisputed Facts in Support of Blinkinsop's Counter Motion for Summary Judgment</i>
12/10/2018	 Stipulation and Order <i>Stipulation and Order to Reschedule Hearing</i>
12/11/2018	 Notice of Entry of Order Filed By: Plaintiff Kuptz-Blinkinsop, Trisha <i>Notice of Entry of Stipulation and Order</i>
01/07/2019	Case Reassigned to Department 9 <i>Judicial Reassignment - From Judge Bailus to Vacant, DC9</i>
01/07/2019	 Reply to Opposition Filed by: Plaintiff Kuptz-Blinkinsop, Trisha <i>Reply To Opposition And Opposition To Countermotion</i>
02/27/2019	 Findings of Fact, Conclusions of Law and Order <i>Findings of Fact, Conclusions of Law and Order</i>
02/28/2019	 Notice of Appeal Filed By: Plaintiff Kuptz-Blinkinsop, Trisha <i>Notice of Appeal</i>
02/28/2019	 Case Appeal Statement Filed By: Plaintiff Kuptz-Blinkinsop, Trisha <i>Case Appeal Statement</i>
02/28/2019	 Notice of Entry

CASE SUMMARY

CASE NO. A-18-783766-C

	<p>Filed By: Plaintiff Kuptz-Blinkinsop, Trisha <i>NOTICE OF ENTRY OF FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER</i></p>
03/01/2019	<p> Notice of Posting of Cost Bond Filed By: Plaintiff Kuptz-Blinkinsop, Trisha <i>NOTICE OF POSTING COST BOND</i></p>
03/09/2019	<p> Judgment Filed By: Counter Claimant Blinkinsop, Thomas R <i>Declaratory Judgment</i></p>
03/12/2019	<p> Notice of Entry of Judgment Filed By: Counter Claimant Blinkinsop, Thomas R <i>Notice of Entry of Judgment</i></p>
03/17/2019	<p> Amended Notice of Appeal Party: Plaintiff Kuptz-Blinkinsop, Trisha <i>Amended Notice of Appeal</i></p>
03/17/2019	<p> Amended Case Appeal Statement Party: Plaintiff Kuptz-Blinkinsop, Trisha <i>Amended Case Appeal Statement</i></p>
03/18/2019	<p> Order to Statistically Close Case <i>Civil Order to Statistically Close Case</i></p>
	<p><u>DISPOSITIONS</u></p>
03/09/2019	<p>Judgment (Judicial Officer: Vacant, DC 9) Debtors: Trisha Kuptz-Blinkinsop (Counter Defendant) Creditors: Thomas R Blinkinsop (Counter Claimant) Judgment: 03/09/2019, Docketed: 03/18/2019</p>
	<p><u>HEARINGS</u></p>
01/15/2019	<p>Motion for Declaratory Relief (8:30 AM) (Judicial Officer: Thompson, Charles) Denied;</p>
01/15/2019	<p>Opposition and Countermotion (8:30 AM) (Judicial Officer: Thompson, Charles) <i>Defendant/Counter-Claimant Thomas Blinkinsop's Opposition to Plaintiff's Motion for Declaratory Relief and Defendant/Counter-Claimant's Counter Motion for Summary Judgment</i> Granted;</p>
01/15/2019	<p> All Pending Motions (8:30 AM) (Judicial Officer: Thompson, Charles) Matter Heard; Journal Entry Details: <i>MOTION FOR DECLARATORY RELIEF ... DEFENDANT/COUNTER-CLAIMANT THOMAS BLINKINSOP'S OPPOSITION TO PLAINTIFF'S MOTION FOR DECLARATORY RELIEF AND DEFENDANT/COUNTER-CLAIMANT'S COUNTER MOTION FOR SUMMARY JUDGMENT</i> Arguments by counsel in support of their respective motions. COURT NOTED the divorce decree awarded the property to the Defendant, who never filed a quick claim to remove the Plaintiff's name from the title and ORDERED, Motion for Summary Judgment GRANTED; Plaintiff's Motion for Declaratory Relief DENIED. CLERK'S NOTE: Minutes completed via JAVS. 1/16/19 amt;</p>
DATE	FINANCIAL INFORMATION

Counter Claimant Blinkinsop, Thomas R
 Total Charges

423.00

EIGHTH JUDICIAL DISTRICT COURT

CASE SUMMARY

CASE NO. A-18-783766-C

Total Payments and Credits	423.00
Balance Due as of 3/20/2019	0.00
Plaintiff Kuptz-Blinkinsop, Trisha	
Total Charges	329.00
Total Payments and Credits	329.00
Balance Due as of 3/20/2019	0.00
Plaintiff Kuptz-Blinkinsop, Trisha	
Appeal Bond Balance as of 3/20/2019	500.00

DISTRICT COURT CIVIL COVER SHEET

County, Nevada
Case No. _____
(Assigned by Clerk's Office)

A-18-783766-C
Department 18

I. Party Information *(provide both home and mailing addresses if different)*

Plaintiff(s) (name/address/phone): TRISHA KUPTZ-BLINKINSOP kna TRISHA MARGOLIS 500 East 77th St Apt 3214 New York, NY 10162	Defendant(s) (name/address/phone): THOMAS R. BLINKINSOP 2042 Deer Springs Dr. Henderson, NV 89074
Attorney (name/address/phone): Benjamin B Childs, Sr 318 S. Maryland Parkway Las Vegas, NV 89101 702 251 0000	Attorney (name/address/phone): unknown

II. Nature of Controversy *(please select the one most applicable filing type below)*

Civil Case Filing Types

Real Property Landlord/Tenant <input type="checkbox"/> Unlawful Detainer <input type="checkbox"/> Other Landlord/Tenant Title to Property <input type="checkbox"/> Judicial Foreclosure <input type="checkbox"/> Other Title to Property Other Real Property <input type="checkbox"/> Condemnation/Eminent Domain <input checked="" type="checkbox"/> Other Real Property	Negligence <input type="checkbox"/> Auto <input type="checkbox"/> Premises Liability <input type="checkbox"/> Other Negligence Malpractice <input type="checkbox"/> Medical/Dental <input type="checkbox"/> Legal <input type="checkbox"/> Accounting <input type="checkbox"/> Other Malpractice	Torts Other Torts <input type="checkbox"/> Product Liability <input type="checkbox"/> Intentional Misconduct <input type="checkbox"/> Employment Tort <input type="checkbox"/> Insurance Tort <input type="checkbox"/> Other Tort
Probate Probate <i>(select case type and estate value)</i> <input type="checkbox"/> Summary Administration <input type="checkbox"/> General Administration <input type="checkbox"/> Special Administration <input type="checkbox"/> Set Aside <input type="checkbox"/> Trust/Conservatorship <input type="checkbox"/> Other Probate Estate Value <input type="checkbox"/> Over \$200,000 <input type="checkbox"/> Between \$100,000 and \$200,000 <input type="checkbox"/> Under \$100,000 or Unknown <input type="checkbox"/> Under \$2,500	Construction Defect & Contract Construction Defect <input type="checkbox"/> Chapter 40 <input type="checkbox"/> Other Construction Defect Contract Case <input type="checkbox"/> Uniform Commercial Code <input type="checkbox"/> Building and Construction <input type="checkbox"/> Insurance Carrier <input type="checkbox"/> Commercial Instrument <input type="checkbox"/> Collection of Accounts <input type="checkbox"/> Employment Contract <input type="checkbox"/> Other Contract	Judicial Review/Appeal Judicial Review <input type="checkbox"/> Foreclosure Mediation Case <input type="checkbox"/> Petition to Seal Records <input type="checkbox"/> Mental Competency Nevada State Agency Appeal <input type="checkbox"/> Department of Motor Vehicle <input type="checkbox"/> Worker's Compensation <input type="checkbox"/> Other Nevada State Agency Appeal Other <input type="checkbox"/> Appeal from Lower Court <input type="checkbox"/> Other Judicial Review/Appeal
Civil Writ Civil Writ <input type="checkbox"/> Writ of Habeas Corpus <input type="checkbox"/> Writ of Mandamus <input type="checkbox"/> Writ of Quo Warrant <input type="checkbox"/> Writ of Prohibition <input type="checkbox"/> Other Civil Writ		Other Civil Filing Other Civil Filing <input type="checkbox"/> Compromise of Minor's Claim <input type="checkbox"/> Foreign Judgment <input type="checkbox"/> Other Civil Matters

Business Court filings should be filed using the Business Court civil coversheet.

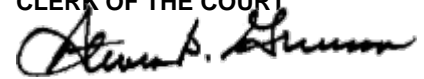
11/01/2018

Date

/s/ Benjamin B. Childs, Sr.

Signature of initiating party or representative

See other side for family-related case filings.



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DISTRICT COURT
CLARK COUNTY, NEVADA

TRISHA KUPTZ-BLINKINSOP
nka TRISHA MARGOLIS

Plaintiff/Counterdefendant

v.

THOMAS R. BLINKINSOP

Defendant/Counterclaimant

CASE NO. A-18-783766-C

DEPT. NO. 18

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

On January 15, 2019 Plaintiff/Counterdefendant TRISHA KUPTZ-BLINKINSOP's ("KUPTZ") Motion for Declaratory Relief Motion for Continuance under NRCP 56(f) and Defendant/Counterclaimant THOMAS BLINKINSOP's ("BLINKINSOP") Counter Motion for Summary Judgment came on regularly for hearing. The Honorable Charles Thompson presiding. After reading the moving and opposing papers, and after having heard the arguments of counsel, the Court hereby denies KUPTZ's Motion for Declaratory Relief and Motion for Continuance under NRCP 56(f) and grants BLINKINSOP'S counter motion for summary judgment.

FINDINGS OF FACT

The Court finds the following facts.

Kuptz initiated this case October 31, 2018 seeking partition of the Subject Property.

1 The Subject Property involved in this case is described below :

2
3 Street address : 2042 Deer Springs Drive Henderson, NV 89074

4 Legal Description : Lot Twenty-One (21) of Block One (1) of CREEKSIDE UNIT 3
5 as shown by map thereof on file in Book 42 of Plats, Page 21
6 in the Office of the County Recorder of Clark County, Nevada.

7 APN : 178-08-317-036
8

9 The Court finds that the parties were married and acquired the Subject Property
10 by Grant, Bargain and Sale Deed recorded December 2, 2005 to the parties "Thomas
11 R. Blinkinsop and Trisha Kruptz-Blinkinsop, Husband and Wife as Joint Tenants with
12 Rights of Survivorship".

13 The parties subsequently divorced and a Decree of Divorce filed May 19, 2009
14 was filed in Clark County, Nevada, Case # D-09-409681-D. In that divorce case, Kuptz
15 was the plaintiff and Blinkinsop was the defendant. That Decree of Divorce states, in
16 relevant part, as follows :

17
18 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that
19 Defendant shall receive as his sole and separate property the real
20 property located at 2042 Deer Springs Drive, Henderson, Nevada.
21 Defendant shall assume, and hold Plaintiff harmless from, any and
22 all encumbrances on said real property. Plaintiff shall execute a
23 quitclaim deed to remove Plaintiff's name from title within 10 days of
entry of this decree.

24 Other portions of the Decree of Divorce are irrelevant to the decision in this case.

25 Neither party took any steps to enforce the provision in the Decree of Divorce
26 regarding the Subject Property until the filing of this case October 31, 2018.
27

28 CONCLUSIONS OF LAW 29

30 Kuptz's reliance on the holding in Davidson vs. Davidson, 132 Nev. ___, 382 P.
31 3d 880 (2016) is misplaced. The holding in *Davidson* does not affect the Family Law
32

1 Court's previous adjudication that the Subject Property was the sole and separate
2 property of BLINKINSOP. Furthermore the holding in *Davidson* did not require
3 BLINKINSOP to renew the divorce decree pursuant to NRS 17.241 in order for him to
4 preserve the Court's previous adjudication and order.

5 The limitation of actions deadline in NRS 11.190(1) is not applicable to the facts
6 in this case.

7 Kuptz is precluded from pursuing her partition action by the doctrines of
8 doctrine of res judicata/claim preclusion. *Univ. of Nevada v. Tarkanian*, 110 Nev. 581,
9 598, 879 P.2d 1180, 1191 (1994) is the seminal case on this issue and applies in this
10 case.

11
12 ORDER

13
14 Based on the aforementioned, BLINKINSOP is entitled to a declaratory judgment
15 adjudicating and adjudging the Subject Property as his sole and separate property,
16 subject to any existing encumbrances. BLINKINSOP is further entitled to a declaratory
17 judgment extinguishing, severing, dissolving, cancelling and terminating any and all
18 ownership interest or rights to the property, whether in law or in equity, with respect to
19 KUPTZ.

20 Kuptz' motion for declaratory relief is denied.

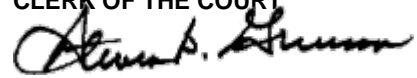
21 Kuptz' Motion for a Continuance under NRCP 56(f) is denied.

22
23 It is so ORDERED this February, 26, 2019.

24
25 J. Charles Thompson
26 District Court Judge

27 SENIOR JUDGE
28 J. CHARLES THOMPSON

29 Benjamin B. Childs
30 BENJAMIN B. CHILDS, Sr.
31 Nevada Bar # 3946
32 Attorney for Plaintiff/Counterdefendant



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DISTRICT COURT
CLARK COUNTY, NEVADA

TRISHA KUPTZ-BLINKINSOP
nka TRISHA MARGOLIS

CASE NO. A-18-783766-C

DEPT. NO. 9

Plaintiff/Counterdefendant

v.

THOMAS R. BLINKINSOP

Defendant/Counterclaimant

NOTICE OF ENTRY OF
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Take notice that FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER was
filed on February 27, 2019. A true, correct and complete copy of said FINDINGS OF FACT,
CONCLUSIONS OF LAW AND ORDER is attached hereto.

/s/ Benjamin B. Childs

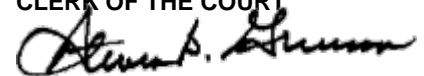
BENJAMIN B. CHILDS
Nevada Bar # 3946
Attorney for Plaintiff/Counterdefendant

CERTIFICATE OF ELECTRONIC SERVICE

This NOTICE OF ENTRY OF ENTRY OF FINDINGS OF FACT,
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and Serve system to opposing counsel on the date of filing. Electronic service is in
place of service by mailing.

/s/ Benjamin B. Childs

BENJAMIN B. CHILDS, ESQ.
NEVADA BAR # 3946



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DISTRICT COURT
CLARK COUNTY, NEVADA

TRISHA KUPTZ-BLINKINSOP
nka TRISHA MARGOLIS

CASE NO. A-18-783766-C

DEPT. NO. 18

Plaintiff/Counterdefendant

v.

THOMAS R. BLINKINSOP

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7 Kuptz is precluded from pursuing her partition action by the doctrines of
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17 judgment extinguishing, severing, dissolving, cancelling and terminating any and all
18 ownership interest or rights to the property, whether in law or in equity, with respect to
19 KUPTZ.

20 Kuptz' motion for declaratory relief is denied.

21 Kuptz' Motion for a Continuance under NRCP 56(f) is denied.

22
23 It is so ORDERED this February, 26, 2019.

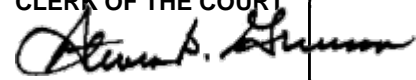
24
25 J. Charles Thompson
26 District Court Judge

27 SENIOR JUDGE
28 J. CHARLES THOMPSON

29 Benjamin B. Childs
30 BENJAMIN B. CHILDS, Sr.
31 Nevada Bar # 3946
32 Attorney for Plaintiff/Counterdefendant

 ORIGINAL

Electronically Filed
3/9/2019 3:19 PM
Steven D. Grierson
CLERK OF THE COURT



JUDG

GEORGE O. WEST III [SBN 7951]
Law Offices of George O. West III
10161 Park Run Drive, Suite 150
Las Vegas, Nevada 89145
gowesq@cox.net
(702) 318-6570
(702) 664-0459 [fax]

Attorney for Defendant/Counter-Claimant
THOMAS BLINKINSOP

DISTRICT COURT

CLARK COUNTY, NEVADA

TRISHA KUPTZ-BLINKINSOP,
aka TRISHA MARGOLIS,

CASE NO : A-18-783766-C
DEPT : IX

Plaintiff,

DECLARATORY JUDGEMENT

v

THOMAS R. BLINKINSOP,
Defendant,

THOMAS R. BLINKINSOP,

Counter-Claimant

v

TRISHA KUPTZ,-BLINKINSOP,
aka TRISHA MARGOLIS,

Counter Defendant,

1 On January 15, 2019, Defendant/Counter-Claimant THOMAS R. BLINKINSOP's
2 counter motion for summary judgment on his counter claims for quit title and declaratory
3 relief came on regularly for hearing. After reading the moving and opposing papers, and
4 after hearing the arguments of counsel, the Court granted ~~Plaintiff's~~ ^{DEFENDANT'S} counter motion as to
5 both of THOMAS R. BLINKINSOP's claims for relief.

6 **IT IS HEREBY ADJUDGED, ADJUDICATED AND DECREED, that**
7 **THOMAS R. BLINKINSOP** is the sole and 100% owner, in both law and equity,
8 subject to any existing encumbrances of record, with respect to the following real
9 property ("Deer Springs Property"), commonly known as 2042 Deer Springs Drive,
10 Henderson, NV 89075, with APN # 178-08-317-036 and legal description as follows:

11 Lot Twenty-One of Block (1) of CREEKSIDE UNIT 3, as shown by map
12 thereof on file in Book 42 of Plats, Page 21, in the Office of the County
13 Recorder of Clark County, Nevada.

14 **IT IS FURTHERMORE HEREBY ADJUDGED, ADJUDICATED AND**
15 **DECREED,** that any and all ownership and/or record title interest of TRISHA
16 BLINKINSOP a/k/a TRISHA KUPTZ a/k/a TRISHA KUPTZ-BLINKINSOP in the Deer
17 Springs Property, whether in law or in equity, that was established and/or conveyed to
18 her under the grant deed executed by THOMAS R. BLINKINSOP dated October 28, 2005,
19 which was subsequently recorded with the Clark County Recorder on December 2, 2005,
20 bearing instrument number 2005-1202-0000386, is hereby extinguished, severed,
21 dissolved, cancelled and terminated. For clarity, a true and correct copy of said October
22 28, 2005 grant deed bearing instrument number 2005-1202-0000386 is attached to this
23 order as Exhibit 1.

24 Dated this 4th day of March, 2019

25 Submitted by:

26 By George O. West III
27 George O. West III
28 Law Offices of George O. West III
Consumer Attorneys Against Auto Fraud
Attorney for Defendant/Counter-Claimant
THOMAS BLINKINSOP

By J. Charles Thompson
Judge of the District Court
a.d.

EXHIBIT 1

20051202-0000386

Fee: \$19.00 RPTT: EX005
N/C Fee: \$25.00

12/02/2005 09:02:26
T20050217802

Requestor:
NEVADA TITLE COMPANY

Frances Deane JKA
Clark County Recorder Fgs: 6

AHA.P.N.: 178-08-317-036
R.P.T.T.: \$EXEMPT #5

Escrow #

Mail tax bill to and when recorded mail to:
Thomas R. Blinkinsop and Trisha Kuptz-
Blinkinsop
2042 Deer Springs Drive
Henderson, NV 89074

CP
H

2

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Thomas R. Blinkinsop, a married man as his sole and separate property, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Thomas R. Blinkinsop and Trisha Kuptz-Blinkinsop, Husband and Wife as Joint Tenants with Rights of Survivorship, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A"

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been^hexecuted this 28 day of October, 2005


Thomas R. Blinkinsop

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on October 28, 2005

by Thomas R. Blinkinsop

Heather Adams
NOTARY PUBLIC
My Commission Expires: 8-1-2009

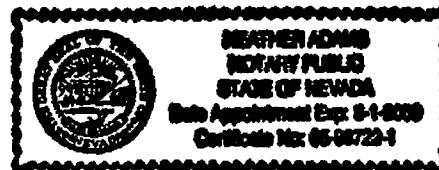
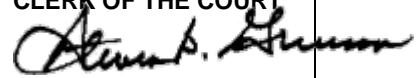


EXHIBIT "A"

LOT TWENTY-ONE (21) IN BLOCK ONE (1) OF CREEKSIDE UNIT 3, AS
SHOWN BY MAP THEREOF ON FILE IN BOOK 42 OF PLATS, PAGE 21 IN THE
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA



NJUD
GEORGE O. WEST III [SBN 7951]
Law Offices of George O. West III
10161 Park Run Drive, Suite 150
Las Vegas, Nevada 89145
gowesq@cox.net
(702) 318-6570
(702) 664-0459 [fax]

Attorney for Defendant/Counter-Claimant
THOMAS BLINKINSOP

DISTRICT COURT
CLARK COUNTY, NEVADA

TRISHA KUPTZ-BLINKINSOP,
aka TRISHA MARGOLIS,

CASE NO : A-18-783766-C
DEPT : IX

Plaintiff,

NOTICE OF ENTRY OF JUDGMENT

v

THOMAS R. BLINKINSOP,

Defendant,

THOMAS R. BLINKINSOP,

Counter-Claimant

v

TRISHA KUPTZ,-BLINKINSOP,
aka TRISHA MARGOLIS,

Counter Defendant,

TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD :

PLEASE TAKE NOTICE, that on March 9, 2019, judgment was entered on behalf of Defendant/Counter-Claimant. A copy of said judgment attached to this notice as Exhibit "A".

Dated this 12th day of March, 2019

By /s/ George O. West III

George O. West III

Law Offices of George O. West III

Consumer Attorneys Against Auto Fraud

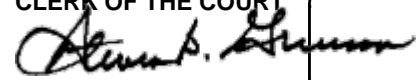
Attorney for Plaintiff/Counter Claimant

THOMAS BLINKINSOP

EXHIBIT A

 ORIGINAL

Electronically Filed
3/9/2019 3:19 PM
Steven D. Grierson
CLERK OF THE COURT



JUDG

GEORGE O. WEST III [SBN 7951]
Law Offices of George O. West III
10161 Park Run Drive, Suite 150
Las Vegas, Nevada 89145
gowesq@cox.net
(702) 318-6570
(702) 664-0459 [fax]

Attorney for Defendant/Counter-Claimant
THOMAS BLINKINSOP

DISTRICT COURT

CLARK COUNTY, NEVADA

TRISHA KUPTZ-BLINKINSOP,
aka TRISHA MARGOLIS,

CASE NO : A-18-783766-C
DEPT : IX

Plaintiff,

DECLARATORY JUDGEMENT

v

THOMAS R. BLINKINSOP,
Defendant,

THOMAS R. BLINKINSOP,

Counter-Claimant

v

TRISHA KUPTZ,-BLINKINSOP,
aka TRISHA MARGOLIS,

Counter Defendant,

1 On January 15, 2019, Defendant/Counter-Claimant THOMAS R. BLINKINSOP's
2 counter motion for summary judgment on his counter claims for quit title and declaratory
3 relief came on regularly for hearing. After reading the moving and opposing papers, and
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8 subject to any existing encumbrances of record, with respect to the following real
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16 BLINKINSOP a/k/a TRISHA KUPTZ a/k/a TRISHA KUPTZ-BLINKINSOP in the Deer
17 Springs Property, whether in law or in equity, that was established and/or conveyed to
18 her under the grant deed executed by THOMAS R. BLINKINSOP dated October 28, 2005,
19 which was subsequently recorded with the Clark County Recorder on December 2, 2005,
20 bearing instrument number 2005-1202-0000386, is hereby extinguished, severed,
21 dissolved, cancelled and terminated. For clarity, a true and correct copy of said October
22 28, 2005 grant deed bearing instrument number 2005-1202-0000386 is attached to this
23 order as Exhibit 1.

24 Dated this 4th day of March, 2019

25 Submitted by:

26 By George O. West III
27 George O. West III
28 Law Offices of George O. West III
Consumer Attorneys Against Auto Fraud
Attorney for Defendant/Counter-Claimant
THOMAS BLINKINSOP

By J. Charles Thompson
Judge of the District Court
a.d.

EXHIBIT 1

20051202-0000386

Fee: \$19.00 RPTT: EX005
N/C Fee: \$25.00

12/02/2005 09:02:26
T20050217802

Requestor:
NEVADA TITLE COMPANY

Frances Deane JKA
Clark County Recorder Fgs: 6

AHA.P.N.: 178-08-317-036
R.P.T.T.: \$EXEMPT #5

Escrow #

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Blinkinsop
2042 Deer Springs Drive
Henderson, NV 89074

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2

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Thomas R. Blinkinsop, a married man as his sole and separate property, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Thomas R. Blinkinsop and Trisha Kuptz-Blinkinsop, Husband and Wife as Joint Tenants with Rights of Survivorship, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A"

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been^{ly} executed this 28 day of October, 2005


Thomas R. Blinkinsop

State Of NEVADA }
County of Clark } ss

This instrument was acknowledge before me on October 28, 2005

by Thomas R. Blinkinsop


NOTARY PUBLIC
My Commission Expires: 8-1-2009

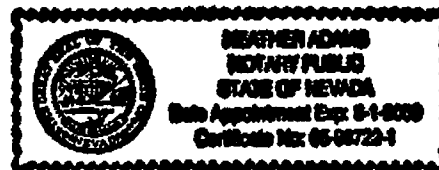


EXHIBIT "A"

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SHOWN BY MAP THEREOF ON FILE IN BOOK 42 OF PLATS, PAGE 21 IN THE
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

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- 8

BENJAMIN CHILDS
318 South Maryland Pkwy
Las Vegas, NV 89101
ben@benchilds.com

[] **(BY PERSONAL SERVICE)** I delivered such envelope by hand to the office of the addressee.

[] (BY FAX SERVICE) Pursuant to consent under NRCP, Rule 5(b), I hereby certify that service of the aforementioned document(s) via facsimile, pursuant to EDCR Rule 7.26(a), as set forth herein.

/s/ George O. West III
GEORGE O. WEST III

Other Real Property

COURT MINUTES

January 15, 2019

A-18-783766-C Trisha Kuptz-Blinkinsop, Plaintiff(s)
vs.
Thomas Blinkinsop, Defendant(s)

January 15, 2019 08:30 AM All Pending Motions

HEARD BY: Thompson, Charles; COURTROOM: Phoenix Building 11th Floor 110
Vacant, DC 9

COURT CLERK: Jacobson, Alice

RECORDER: Page, Robin

REPORTER:

PARTIES PRESENT:

Benjamin B. Childs, ESQ

Attorney for Counter Claimant, Counter
Defendant, Plaintiff

George O. West III

Attorney for Counter Claimant, Defendant

JOURNAL ENTRIES

MOTION FOR DECLARATORY RELIEF ... DEFENDANT/COUNTER-CLAIMANT THOMAS
BLINKINSOP'S OPPOSITION TO PLAINTIFF'S MOTION FOR DECLARATORY RELIEF AND
DEFENDANT/COUNTER-CLAIMANT'S COUNTER MOTION FOR SUMMARY JUDGMENT

Arguments by counsel in support of their respective motions. COURT NOTED the divorce decree awarded the property to the Defendant, who never filed a quick claim to remove the Plaintiff's name from the title and ORDERED, Motion for Summary Judgement GRANTED; Plaintiff's Motion for Declaratory Relief DENIED.

CLERK'S NOTE: Minutes completed via JAVS. 1/16/19 amt

Certification of Copy

State of Nevada }
County of Clark } SS:

I, Steven D. Grierson, the Clerk of the Court of the Eighth Judicial District Court, Clark County, State of Nevada, does hereby certify that the foregoing is a true, full and correct copy of the hereinafter stated original document(s):

AMENDED NOTICE OF APPEAL; AMENDED CASE APPEAL STATEMENT; NOTICE OF POSTING COST BOND; DISTRICT COURT DOCKET ENTRIES; CIVIL COVER SHEET; FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER; NOTICE OF ENTRY OF FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER; DECLARATORY JUDGMENT; NOTICE OF ENTRY OF JUDGMENT; DISTRICT COURT MINUTES

TRISHA KUPTZ-BLINKINSOP nka TRISHA MARGOLIS,

Plaintiff(s),

vs.

THOMAS R. BLINKINSOP,

Defendant(s),

Case No: A-18-783766-C

Dept No: IX

now on file and of record in this office.

IN WITNESS THEREOF, I have hereunto
Set my hand and Affixed the seal of the
Court at my office, Las Vegas, Nevada
This 20 day of March 2019.

Steven D. Grierson, Clerk of the Court



Heather Ungermann, Deputy Clerk