

AND WHEN RECORDED MAIL TO

Name JACKRABBIT Plumbing  
Street Address P.O BOX 792  
City & State GARDNERVILLE, NV. 89410

APR 12 65:50

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Mechanic's Lien

The undersigned Jackrabbit Plumbing  
(Name of person or firm claiming mechanic's lien. Contractors use name exactly as it appears on contractor's license.)

Claimant, claims a mechanic's lien upon the following described real property:

City of Gardnerville, County of Douglas Nevada  
~~California~~ XXXXXX

Lot 16 of block F, Rancho Estates Subdivision 276313  
General description of property where the work or materials were furnished.  
A street address is sufficient, but if possible, use both street address and legal description.

Columbia Court

The sum of \$ 906.97 together with interest thereon  
(Amount of claim due and unpaid)

at the rate of 18 percent per annum from June 25, 19 85  
(Date when balance became due)

is due claimant (after deducting all just credits and offsets) for the following work and materials furnished by claimant Finish Plumbing and extra gas line  
(insert general description of work or materials furnished)

Claimant furnished the work and materials at the request of, or under contract with Fransen Development  
(Name of person or firm who ordered or contracted for the work or materials)

The owners and reputed owners of the property are Robert Fransen and Eve Barstow  
(Insert name of owner of real property. This can be obtained from the County Recorder or by checking the building permit application at the Building Department)

**SEE REVERSE SIDE FOR COMPLETE INSTRUCTIONS**

Firm Name Jackrabbit Plumbing  
(See instructions on rear for proper signing)  
By: Carol Broersma  
(Signature of claimant or authorized agent)  
CAROL BROERSMA

### VERIFICATION

I, the undersigned, say I am the owner of Jackrabbit Plumbing  
"President of," "Manager of," "A partner of," "Owner of," etc.

the claimant of the foregoing mechanic's lien. I have read said claim of mechanic's lien and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 15, 19 85, at Minden Nevada  
(Date of Signature) (City where signed) XXXXXX

Tamir S. Penttila  
Personal signature of the individual who is swearing that the contents of the claim of mechanic's lien are true.

120174

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**INFORMATION ABOUT MECHANIC'S LIENS**

A mechanic's lien must be recorded within 90 days after the completion of the work of improvement as a whole unless the owner records a notice of completion. If a notice of completion is recorded, the mechanic's lien must be recorded within 30 days thereafter unless the claimant is a general contractor or specialty contractor who contracted directly with the owner; in which case the mechanic's lien must be recorded within 60 days after the notice of completion was recorded. A mechanic's lien expires unless a foreclosure suit is filed within 90 days after the lien was recorded. The Mechanic's Lien Law is frequently amended. If you have any question as to procedure, see your attorney.

These are the basic time periods. For an explanation of variations on these time periods, and a full explanation of the Mechanic's Lien Law, see Chapter 9 of California Construction Law Manual (Building Industry Publishing Company, 1666 Corinth Avenue, Los Angeles, California 90025).

**RECORDING INFORMATION**

The mechanic's lien must be recorded in the county where the job is located. The 1967 fee for recording one page is \$2.00, plus 80c for each additional page or fraction thereof. However, this price is subject to change and should be checked with the County Recorder's office, since the recorder will not record a document unless it is accompanied by the correct fee.

**INTEREST RATES**

To establish the proper interest rate to be charged on the unpaid balance look to the contract provisions. If the contract does not specify the rate, or if the contract is oral, the legal rate of interest is 7% per annum.

**Mechanic's Lien**

.....  
Claimant.....

vs.

.....19.....  
Dated.....

REQUESTED BY  
*Jack Rabbit Plumbing*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'85 JUL 15 P2:29

SUZARNE BEAUDREAU  
RECORDER

\$ 6<sup>00</sup> PAID *He* DEPUTY

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