

V HALE, LANE, PEER ETALS
PO. Box 3237
Reno, NV 89505

1 CASE NO.: 88-1056

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FILED
1988 DEC 30 PM 2:58
TAHOE TOWNSHIP
JUSTICE COURT
CLERK

IN THE JUSTICE COURT OF TAHOE TOWNSHIP
IN AND FOR THE COUNTY OF DOUGLAS
STATE OF NEVADA

AMERICAN SAVINGS AND LOAN
ASSOCIATION,

Plaintiff,

vs.

JUDGMENT AND
EXPUNGEMENT OF LIS PENDENS

BRUCE SEYMOUR and LAND
RESOURCE DEVELOPMENT, INC.,

Defendants.

This matter having come on regularly for trial on December 28, 1988, the plaintiff appearing through counsel, Donald L. Christensen of the law firm of Hale, Lane, Peek, Dennison and Howard, and no appearance being made either by or on behalf of defendants, Bruce Seymour and Land Resource Development, Inc., and evidence having been presented on behalf of the plaintiff and good cause appearing therefor;

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the plaintiff is entitled to possession of the premises and to a writ of restitution restoring it to possession of the premises located at 111 Lake Shore Court, Zephyr Cove, Nevada and more particularly described in Exhibit "A" attached hereto and

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1 incorporated herein by this reference and that the counterclaim
2 of Bruce Seymour against plaintiff and Douglas County Title, now
3 known as Stewart Title of Douglas County, is dismissed.

4 IT IS FURTHER ORDERED that the Notice of Lis Pendens
5 recorded on behalf of Bruce Seymour on November 1, 1988 in the
6 Office of the County Recorder of Douglas County, Nevada, as
7 Document No. 189730, Official Records, at Book 1188, Page 008 in
8 connection with this action and pertaining to the real property
9 described in Exhibit A attached hereto is hereby cancelled,
10 expunged, released and discharged.

11 IT IS FURTHER ORDERED that plaintiff is awarded its costs
12 of suit in the sum of \$ 201.80 and a reasonable attorneys' fee
13 in the sum of \$ 5000.00

14 DATED: This 30 day of December, 1988.

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17 JUSTICE OF THE PEACE

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LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1

Lot 111, as shown on the official plat of PINEWILD UNIT NO. 2, A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973, as Document No. 65660.

Assessment Parcel No. 05-212-60-0

PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium project, recorded March 11, 1974, in Book 374 of Official Records at Page 193, and Supplement to Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

7/23/82

LJ

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LIBER 1082 PAGE 344

EXHIBIT A

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BOOK 289 PAGE 031

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

I, Clerk of the Tahoe Township Justice Court, County of Douglas, State of Nevada, do hereby certify that the attached is a full, true and correct copy of the original on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand, at Stateline, in said Tahoe Township, County of Douglas, State of Nevada this 27th day of January, 1989.

Quinn M. Peterson
Clerk of the Court
Tahoe Township
Douglas County, Nevada

SEAL

COPY

REQUESTED BY
Halo Lane, Peek et al
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'89 FEB -1 A11:16

SUZANNE BEAUDREAU
RECORDER

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\$ 8.00 PAID SP

DEPUTY
BOOK 289 PAGE 032