

NF  
Civil Dept

CP 92-10-101

No. D87-3320

Dept. No. 5

CIVIL / JAIL DIVISION  
RECEIVED  
Douglas County Sheriff Dept.

NOV 24 1992  
AM 7 18 19 10 11 12 1 2 3 4 5 6 PM

In the Second Judicial District Court  
Of the State of Nevada, in and for the County of Washoe

EVERETT TEMME,  
Plaintiff,  
vs.  
SELENA TEMME,  
Defendant.

EXECUTION

THE PEOPLE OF THE STATE OF NEVADA:  
To the Sheriff of Washoe County.

On November 8, 1989, a judgment was entered by the above-entitled court in the above-entitled action in favor of Plaintiff Everett Temme, her successors & assigns, creditor and against Defendant Selena Temme as judgment debtor for

- \$ 80,193.00 principal,
- \$ \_\_\_\_\_ attorney fees,
- \$ \_\_\_\_\_ interest, and
- \$ \_\_\_\_\_ costs, making a total amount of
- \$ 80,193.00 the judgment as entered, and

WHEREAS, according to an affidavit or a memorandum of costs after judgment, or both, filed herein, it appears that further sums have accrued since the entry of judgment, to wit:

- \$ 27,797.94 accrued interest, and
  - \$ \_\_\_\_\_ accrued costs, together with \$ 19.00 fee,
- for the issuance of this writ, making a total of
- \$ 27,816.94 as accrued costs, accrued interest and fees.

CREDIT must be given for payments and partial satisfactions in the amount of  
\$ -0-

which is to be first credited against the total accrued costs and accrued interest, with any excess credited against the judgment as entered, leaving a net balance of  
\$ 107,990.94

actually due on the date of the issuance of this writ, of which  
\$ 80,193.00

bears interest at \_\_\_\_\_ percent per annum, in the amount of \$ 23.34 per day, from the date of judgment to the date of levy, to which must be added the commissions and costs of the officer executing this writ.

NOW, THEREFORE, SHERIFF OF WASHOE COUNTY, you are hereby commanded to satisfy this judgment with interest and costs as provided by law, out of the personal property of the judgment debtor, except that for any pay period, 75 percent of the disposable earnings of the debtor during this period, or for each week of the period 30 times the minimum hourly wage prescribed by section 6(a)(1) of the federal Fair Labor Standards Act of 1938 and in effect at the time the earnings are payable, whichever is greater, is exempt from any levy of execution pursuant to this writ, and if sufficient personal property cannot be found, then out of the real property belonging to the debtor in the aforesaid county, and make return to this writ within not less than 10 days nor more than 60 days endorsed thereon with what you have done.

DATED this 20 day of NOV, 1992

296280

JUDI BAILEY  
CLERK OF THE COURT

S. Orwig

by \_\_\_\_\_  
DEPUTY CLERK

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

DATE **SEAD** 11/20/92

JUDI BAILEY, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada.

By \_\_\_\_\_ Deputy.

**296280**

**BOOK 1292 PAGE 4753**

SECOND JUDICIAL DISTRICT COURT  
NOTICE OF EXECUTION

YOUR PROPERTY IS BEING ATTACHED OR  
YOUR WAGES ARE BEING GARNISHED

A court has determined that you owe money to the herein named judgment creditor. He has begun the procedure to collect that money by garnishment of your wages, bank account and other personal property held by third persons, or by taking money or other property in your possession.

Certain benefits and property owned by you may be exempt from execution and may not be taken from you. The following is a partial list of exemptions:

1. Payments received under the Social Security Act.
2. Payments for benefits or the return of contributions under the public employees' retirement system.
3. Payments for public assistance granted through the welfare division of the department of human resources.
4. Proceeds from a policy of life insurance.
5. Payments or benefits under a program of industrial insurance.
6. Payments received as unemployment compensation.
7. Veteran's benefits.
8. A homestead in a dwelling or a mobile home, not to exceed \$95,000, unless the judgment is for a medical bill, in which case all of the primary dwelling, including a mobile or manufactured home, may be exempt.
9. A vehicle, if your equity in the vehicle is less than \$1,500.
10. Seventy-five percent of the take home pay for any pay period, unless the weekly take home pay is less than 30 times the federal minimum wage, in which case the entire amount may be exempt.
11. Money, not to exceed \$100,000 in present value, held for retirement pursuant to certain arrangements or plans meeting the requirements for qualified arrangements or plans of Sections 401 et seq. of the Internal Revenue Code (26 U.S.C., Sections 401 et seq.).
12. A vehicle for use by you or your dependent which is specially equipped or modified to provide mobility for a person with a permanent disability.
13. A prosthesis or any equipment prescribed by a physician or dentist for you or your dependent.

These exemptions may not apply in certain cases such as a proceeding to enforce a judgment for support of a person or a judgment of foreclosure on a mechanic's lien. You should consult an attorney immediately to assist you in determining whether your property or money is exempt from execution.

If you cannot afford an attorney, you may be eligible for assistance through Washoe Legal Services  
650 Tahoe Street  
Reno, Nevada 89509  
1-702-329-2727

PROCEDURE FOR CLAIMING EXEMPT PROPERTY

If you believe that the money or property taken from you is exempt, you must complete and file with the clerk of court a notarized affidavit claiming the exemption. A copy of the affidavit must be served upon the sheriff and the judgment creditor within 8 days after the notice of execution is mailed. The property must be returned to you within 5 days after you file the affidavit unless you or the judgment creditor files a motion for a hearing to determine the issue of exemption. If this happens, a hearing will be held to determine whether the property or money is exempt. The motion for the hearing to determine the issue of exemption must be filed within 10 days after the affidavit claiming exemption is filed. The hearing to determine whether the property or money is exempt must be held within 10 days after the motion for the hearing is filed.

ALL PARTIES MUST ALSO COMPLY WITH THE LOCAL RULES OF COURT FOR THE SECOND JUDICIAL DISTRICT COURT, PARTICULARLY AS THIS RELATES TO THE SCHEDULING OF YOUR CASE THROUGH THE INDIVIDUAL COURT DEPARTMENTS. COPIES OF THESE RULES ARE AVAILABLE FROM THE FILING OFFICE, DISTRICT COURT.

IF YOU DO NOT FILE THE AFFIDAVIT WITHIN THE TIME SPECIFIED, YOUR PROPERTY MAY BE SOLD AND THE MONEY GIVEN THE JUDGMENT CREDITOR, EVEN IF THE PROPERTY OR MONEY IS EXEMPT.

Case No . \_\_\_\_\_

In the District Court of the ~~Ninth~~ <sup>Second</sup> Judicial District  
of the State of Nevada

In and for the County of ~~Douglas~~ <sup>Washoe</sup>

\_\_\_\_\_  
Plaintiff,

vs.

AFFIDAVIT

Defendant.

\_\_\_\_\_ /

Judgment debtor, \_\_\_\_\_, the affiant,  
(name)  
being duly sworn, claims the following exemption(s) pursuant  
to Chapter 21 of the Nevada Revised Statutes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SUBSCRIBED and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

\_\_\_\_\_  
for the County

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Case No. D87-3320

Dept. No. 5

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF WASHOE

EVERETT TEMME,

Plaintiff,

v.

SELENA TEMME,

Defendant.

NOTICE OF SHERIFF'S SALE  
OF REAL ESTATE UNDER  
EXECUTION

NOTICE IS HEREBY GIVEN that under and by virtue of an Execution issued out of the Second Judicial District Court of the State of Nevada, in and for the County of Washoe, wherein Plaintiff EVERETT TEMME recovered a judgment against Defendant SELENA TEMME in the sum of EIGHTY THOUSAND ONE HUNDRED NINETY-THREE and NO/100 DOLLARS (\$80,193.00), together with interest at the rate of TWENTY-THREE and 34/100 DOLLARS (\$23.34) per day until paid, together with accrued costs, I have this day levied upon all the right, title and interest of Defendant SELENA TEMME, and her successors and assigns, in and to the real property described in Exhibit "A" attached hereto and hereby incorporated by reference.

Public notice is hereby given that I will, on the 29th day of JANUARY, 1993, at 10:00 o'clock a..m., in front of the Courthouse, 1616 8th Street, Minden, County of Douglas, State of Nevada, sell at public auction for lawful money

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1 of the United States of America, all right, title and interest of  
2 said Defendant SELENA TEMME of, in and to the real property  
3 described in Exhibit "A", or so much thereof as may be necessary to  
4 raise sufficient money to satisfy said judgment with interest,  
5 fees, costs and accruing to the highest bidder.

6 DATED: This 28th day of DECEMBER, 1992.

7  
8 JERRY MAPLE  
9 SHERIFF OF DOUGLAS COUNTY  
10 STATE OF NEVADA

11 *G.F. Wennhold*  
12 By: G. F. Wennhold, Deputy  
13 Civil Division  
14 Bureau of Administration

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DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL I:  
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TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. & M.

Section 13: All

A portion of Assessor's Parcel No. 37-070-29

Section 23: All excepting therefrom the Northwest 1/4, the North 1/2 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4 and the North 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4.

A portion of Assessor's Parcel No. 37-070-19

Section 24: All

A portion of Assessor's Parcel No. 37-070-19

Section 25: North 1/2; Fractional North 1/2 of Southwest 1/4 lying North of a traverse line "B" hereinafter described; Fractional East 1/2 of Southeast 1/4 lying North of a traverse line "B" hereinafter described.

A portion of Assessor's Parcel No. 37-070-29

Section 26: North 1/2 Fractional South 1/2 lying North of a traverse line "B" hereinafter described.

A portion of Assessor's Parcel No. 37-070-29

EXCEPTING THEREFROM that portion of Section 13 shown on two records of survey filed in the Office of the County Recorder of Douglas County on October 10, 1969 in Book 1 of Maps under Recorder's filing Numbers 45990, 45991, and Parcel Maps for R.G. Whitney and Dan Walsh recorded as Document Nos. 17012 and 18550.

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EXHIBIT A

**PARCEL II:**  
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**TOWNSHIP 9 NORTH, RANGE 23 EAST, M.D.B. & M.**

**Section 6:** South 1/2 of Southeast 1/4; Southeast 1/4 of Southwest 1/4 lying East of a traverse line "A" hereinafter described.

**Section 7:** Northeast 1/4; East 1/2 of Northwest 1/4; fractional West 1/2 of Northwest 1/4 lying East of traverse line "A" hereinafter described.

**Assessor's Parcel No. 39-040-35**

**PARCEL III:**  
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**TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B. & M.**

**Section 7:** Lot 3 (Northwest 1/4 of Southwest 1/4), Southeast 1/4 of Southwest 1/4; Northwest 1/4 of Southeast 1/4; Southeast 1/4 of Southeast 1/4.

**EXCEPTING THEREFROM:** lot 3 (Northwest 1/4 of Southwest 1/4, excepting therefrom that portion lying southerly of the northerly right-of-way line of State Route 3 [208]); Northwest 1/4 of Southeast 1/4, excepting therefrom that portion lying northerly of the southerly right-of-way line of State Route 3 (208); Northwest 1/4 of the Southeast 1/4, excepting therefrom that portion lying southerly of the northerly right-of-way line of State Route 3 (208).

**A portion of Assessor's Parcel No. 37-070-29**

**Section 8:** Southeast 1/4 of the Southeast 1/4

**Assessor's Parcel No. 37-540-05**

**Section 17:** Southeast 1/4 of the Northeast 1/4, Northwest 1/4 of Northwest 1/4; fractional East 1/2 of the Southeast 1/4 lying above the 5010 foot contour line of Hoyo Canyon Reservoir.

**Assessor's Parcel No. 37-070-30**

**Section 18:** North 1/2; and the West 1/2 of the Southwest 1/4.

**A portion of Assessor's Parcel No. 37-070-29**

**Section 19:** South 1/2; and the West 1/2 of the Northwest 1/4.

**A portion of Assessor's Parcel No. 37-070-29**



Section 20: Southwest 1/4.

A portion of Assessor's Parcel No. 37-070-29

Section 30: North 1/2, fraction South 1/2 lying North of a traverse line "B" hereinafter described.

A portion of Assessor's Parcel No. 37-070-29

PARCEL IV:  
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Section 31: Fractional East 1/2 of West 1/2 of Southeast 1/4 lying East of a traverse line "A" hereinafter described; fractional East 1/2 of East 1/2 lying East of a traverse line "A" hereinafter described.

Assessor's Parcel No. 39-030-03

Traverse line "A" above referred to is described as follows:

COMMENCING at a point which lies South 14°4' West 714.3 feet from the West quarter corner of Section 19, Township 9 North, Range 23 East, M.D.B. & M., thence along the fence known as the East fence of the Lancaster field North 5°20' East 15333.0 feet; thence West 208.0 feet; thence North 0°22' West 4294.0 feet, whence the Northeast corner of Section 1, Township 9 North, Range 22 East, M.D.B. & M., bears South 87°22' West 1216.0 feet; thence South 88°5' East 2000 feet; thence North 85°44' East 604.0 feet; thence North 2°58' West 1125.5 feet; thence North 14°40' East 4898 feet to the end of traverse "A" being a point in the Southeast 1/4 of Southeast 1/4 of Section 30, Township 10 North, Range 23 East, M.D.B. & M., which is the beginning point of traverse "B" above mentioned; said point lies North 14°40' East 822 feet from an intersection with the South boundary of Section 30 at a point North 88°30' West 417 feet from the Southeast corner of Section 30, Township 10 North, Range 23 East, M.D.B. & M.

EXCEPTING THEREFROM that portion described in the Final Order of Condemnation filed in the First Judicial District Court of the State of Nevada, in and for the County of Douglas on July 22, 1965, as Case No. 2251, recorded July 22, 1965 in Book 33, Page 85.

TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B. & M.,

Traverse line "B" above referred to is described as follows:

BEGINNING at the said last mentioned point at the end of Traverse "A", thence North 82°56' West 9062.0 feet, ending across Walker River near the end of Topaz Lake outlet canal and 100 feet South of the centerline thereof; thence North 450 feet; thence South 56°7' West 555 feet; thence South 65°21' West 2879.3 feet; thence South 81°55' West 611.3 feet; thence South 81°55' West 611.3 feet; thence North 86°47' West 5991.0 feet.

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EXHIBIT

A

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

Parcels 2 through 15, 17, 18, 20 and 24, as set forth on Division of Land Map for the Estate of JOSEPH T. BANNER, and FRANK C. BOSLER, filed in the Office of the County Recorder of Douglas County, Nevada, on January 18, 1984, as File No. 94344.

Assessor's Parcel Nos.	39-040-06	39-040-12	39-040-18
	39-040-07	39-040-13	39-040-19
	39-040-08	39-040-14	39-040-21
	39-040-09	39-040-15	39-040-22
	39-040-10	39-040-16	39-040-24
	39-040-11	39-040-17	39-040-28

**PARCEL VI:**  
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TOGETHER WITH the following easements:

- 1) The non-exclusive right to use all easements appurtenant to the Real Property, or used in connection therewith, including, but not limited to, any and all easements for ingress and egress which may have been acquired by prescription;
- 2) Non-exclusive easements of a width required by the County of Douglas for an approved subdivision, over, across and through that real property situate in Douglas and Lyon Counties, State of Nevada, which is more particularly described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows (which is herein referred to as "the Released Land"):

TOWNSHIP 9 NORTH, RANGE 23 EAST, M.D.B. & M.,

Section 5: South 1/2 of South 1/2;

Section 6: Southeast 1/4 of Northeast 1/4;

TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B. & M.,

Section 4: Southeast 1/4 of Southwest 1/4;  
South 1/2 of Southeast 1/4;

Section 8: Southeast 1/4 of Southwest 1/4;

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EXHIBIT

A

Section 9: North 1/2 of Northeast 1/4;  
Southwest 1/4 of Northeast 1/4;  
Northwest 1/4 of Northwest 1/4;  
Southeast 1/4 of Northwest 1/4;  
Northwest 1/4 of Southwest 1/4;  
Southeast 1/4 of Southwest 1/4;  
Northwest 1/4 of Southeast 1/4;  
South 1/2 of Southeast 1/4;

Section 15: Fraction North 1/2 of Southwest 1/4 of Northwest  
1/4 of Northwest 1/4 lying below the 5010 foot  
contour line of Hoyo Canyon Reservoir;

Section 16: Northwest 1/4; North 1/2 of Northeast 1/4; fractional  
North 1/2 of Southwest 1/4 and fractional North 1/2  
of South 1/2 of Northeast 1/4 lying below the 5010  
foot contour line of the Hoyo Canyon Reservoir;

Section 17: Northwest 1/4 of Southwest 1/4; South 1/2 of Southwest  
1/4; fractional West 1/2, Southeast 1/4 lying below  
the 5010 foot contour of the Hoyo Canyon Reservoir;  
Northwest 1/4 of Northeast 1/4; Southeast 1/4 of  
Northwest 1/4;

Section 18: Southeast 1/4; Northeast 1/4 of Southwest 1/4;  
Southeast 1/4 of Southwest 1/4;

Section 19: Northeast 1/4 East 1/2 of the Northwest 1/4;

Section 20: Northwest 1/4;

All that certain real property situate in the County of Lyon, State  
of Nevada, described as follows:

TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B. & M.

Section 3: Southwest 1/4 of Southwest 1/4;

Section 10: East 1/2 of Northwest 1/4; Northwest 1/4 of  
Southwest 1/4;

Section 15: North 1/2 of Northwest 1/4;

the centerline of which easements shall be the centerline of any  
and all roadways on such land which now exist or which may hereafter  
come into existence; which non-exclusive easements shall be for the  
purposes of pedestrian and vehicular ingress and egress to and from  
the Real Property, and installation and maintenance of all pipes,  
poles, lines and other equipment necessary to provide utility ser-  
vices to the Real Property;

- 3) The non-exclusive right to use any and all easements  
which have been or may be hereafter acquired by grantee  
which are appurtenant to the Released Land or any part  
thereof;

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EXHIBIT

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- 4) Those certain easements evidenced by the following described recorded maps:
  - a) A map entitled "Record of Survey for the Estate of Joseph T. Banner....and Frank C. Bosler" recorded on June 7, 1977, in the office of the County Recorder of Douglas County, Nevada, under File No. 33203, Official Records, and
  - b) A map entitled "A Map for Application to the Bureau of Land Management for Right of Way in Section 8, Township 10 North, Range 23 East, M.D.B. & M.", filed in the office of the Bureau of Land Management under File No. N-25706 (2800), Official Records;
- 5) Non-exclusive easements of a width required by the County of Douglas for an approved subdivision, over, across and through any and all lands hereafter acquired by Grantee in Section 7, Township 10 North, Range 23 East, M.D.B. & M., or Section 12 of Township 10 North, Range 22 East, M.D.B. & M., at a location or locations to be selected by Grantor, which locations shall not unreasonably interfere with Grantee's use of such after-acquired property, which non-exclusive easements shall be for the purposes of pedestrian and vehicular ingress and egress to and from the Real Property, and the installation and maintenance of all pipes, poles, lines and other equipment necessary to provide utility services to the Real Property;

**AND TOGETHER WITH THE FOLLOWING:**

- 1) An undivided .75% of the waters and water rights evidenced by the following certificates:

Water Right Certificate No. 4927 on File at Book 14, Page 4927, under Application No. 12885 with the State of Nevada, Department of Water Resources; and

Water Right Certificate No. 4834, on file at Book 14, Page 4834, under Application No. 12884 with the State of Nevada, Department of Water Resources; and

Water Right Certificate No. 4928 on File at Book 14, Page 4928, under Application No. 13013 with the State of Nevada, Department of Water Resources;
- ii) All other water rights appurtenant to the Real Property or used in connection therewith;
- iii) All minerals and mineral rights, including, but not limited to, oil and gas rights and profits and geothermal rights, appurtenant to the real property.

COPY

REQUESTED BY  
**DOUGLAS COUNTY** / Sheriff  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'92 DEC 29 AIO:31

SUZANNE BEAUDREAU  
RECORDER

296280

PAID *KJ* DEPUTY

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