

PLEASE RETURN TO:

✓ COPELAND LUMBER YARDS INC.
Attn: Credit Department
901 N.E. Glisan Street
Portland, OR 97232

NOTICE AND CLAIM OF LIEN

Notice is hereby given that, COPELAND LUMBER YARDS INC. ("Copeland") claims a Mechanic and Materialman's Lien in the amount of \$24,282.54 upon that certain real property located in the County of Douglas, State of Nevada, described herein ("Property"). This claim is made pursuant to the laws of the State of Nevada, particularly Chapter 108 of the Nevada Revised Statutes, as amended, for the value of labor, materials, equipment and/or services ("work and materials") furnished by Copeland for the improvement of the Property.

The whole of the Property has been or is in the process of improvement and is reasonably necessary for the convenient use and occupation of the Property.

Claimant further states:

1. The name(s) of the owner(s) or reputed owner(s) of the Property at the time of the work and materials were provided is/are ALLEN R. MESSER and CAROLYN L. MESSER, Husband and Wife as Joint Tenants with Right of Survivorship as to an undivided one-half interest AND RICK EATON, An Unmarried Man, as to an undivided one-half interest, as TENANTS IN COMMON.

3. The terms, time given and conditions of the contract are: Copeland commenced furnishing building materials and supplies on or about May 22, 1998, pursuant to a contract with Rick Eaton Construction dated May 20, 1994. The terms of the contract provided that Copeland was to receive payment as follows: Customer's account is due on or before 10th of month following purchase. If unpaid by the 25th of month, account is considered delinquent. A late charge of 1 ½ % per month (18% annual percentage rate) will be charged on delinquent accounts. The labor, materials, equipment and/or services were provided by Copeland during the period May 22, 1998 through October 13, 1998. Copeland submitted invoices to Rick Eaton Construction which were due according to the terms of the contract.

4. The work and materials furnished to be used upon the Property were a total amount of \$24,282.54, and is now due and owing to Copeland for the work and materials.

5. The description of the Property to be charged is 1392 Buckwheat, Gardnerville, Nevada and more particularly described as Douglas County Assessor's Parcel No. 23-482-15, and as follows:

PARCEL 10-A-4, as set forth on Parcel Map for DEN-MAR ASSOCIATES, filed for record in the Office of the Douglas County recorded on March 20, 1998, in Book 398, at Page 4639, as Document No. 435440, Official Records.

6. Demand for payment was made by Copeland, and no part or portion of the amount due and owing has been paid; there are no further offsets to the claim; and the sum of \$24,282.54 plus interest at the legal rate is now due and owing to Copeland on account of the work and materials.

7. Claimant's address is: COPELAND LUMBER YARDS INC., 1247 US Hwy. 395, North, Gardnerville, Nevada, 89410.

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Dated this 9th day of December, 1998

COPELAND LUMBER YARDS INC.

Billy R. Phillips II
Billy R. Phillips II – Yard Manager

STATE OF NEVADA)
) ss.
County of Douglas)

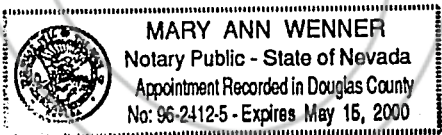
Billy R. Phillips II, being duly sworn on oath, according to law, deposes and says:

I am the YARD MANAGER of COPELAND LUMBER YARDS INC.; the Lien Claimant named in the foregoing Notice and Claim of Lien. I read the above and foregoing Notice and Claim of Lien, know the contents thereof and state that the same are true of my own personal knowledge, except those matters stated upon information and belief; and, as to those matters, I believe them to be true. I further state that the Notice and Claim of Lien contains, among other things, a correct statement of the demand of Lien Claimant, after deducting all just credits and offsets.

Billy R. Phillips II
Billy R. Phillips II – Yard Manager

SUBSCRIBED AND SWORN to before me
this 9th day of December, 1998.

Mary Ann Wenner
NOTARY PUBLIC in and for said County and State



REQUESTED BY
Copeland Lumber
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'98 DEC -9 AIO :35

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LINDA SLATER
RECORDER
8⁰⁰ PAID BT DEPUTY