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1 Case No. 01CV0295

DOUGLAS COUNTY
DISTRICT COURT CLERK

NO. _____

2 Dept. No. I

'01 DEC -6 A8:49

BARBARA REED
CLERK

J. THALER DEPUTY

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6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS
8

9 RUTH SWEETLAND and MARK
10 SWEETLAND, as Co-Trustees of
11 THE TESTAMENTARY TRUST OF
12 JACK SWEETLAND,

11 Plaintiffs,

12 vs.

LIS PENDENS

13 PETER DAVIS SWEETLAND,

14 Defendant.

15
16 LIS PENDENS

17 NOTICE IS HEREBY GIVEN that Plaintiffs, RUTH SWEETLAND and MARK
18 SWEETLAND, as Co-Trustees of THE TESTAMENTARY TRUST OF JACK SWEETLAND, have
19 commenced an action against PETER DAVIS SWEETLAND, in the above-entitled Court, which
20 action is now pending.

21 The object of said action is for declaratory relief, quiet title, damages and to remove
22 a cloud on title created by said defendant on property located in, Douglas County, Nevada, more
23 specifically described in Exhibit "A" attached hereto and incorporated herein by reference.

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ALLISON, MacKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918

1 Reference is made to the Complaint in full particulars.

2 DATED this 29th day of November, 2001.

3 ALLISON, MacKENZIE, HARTMAN,
4 SOUMBENIOTIS & RUSSELL, LTD.
5 402 North Division Street
6 P.O. Box 646
7 Carson City, NV 89702

8 By: 

9 JOAN C. WRIGHT, ESQ.
10 Attorneys for Plaintiffs,
11 RUTH SWEETLAND and MARK
12 SWEETLAND, as Co-Trustees of THE
13 TESTAMENTARY TRUST OF JACK
14 SWEETLAND

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COPY

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LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1:

All that portion of the South 1/2 of Lot 3 in Section 15, T.14N., R.18E., M.D.B.&M., situate, lying and being in the County of Douglas, State of Nevada, herein designated as the Southerly portion of Lot "B", which said Lot "B" is described in that certain Deed dated December 29, 1954, and recorded in Book B-1 of Deeds at Page 237, Records of said Douglas County, said Southerly portion of Lot "B" herein conveyed being more fully described as follows, to wit:

Beginning at the Southeasterly corner of said Lot "B" on the Westerly right of way line of Nevada State Highway, U.S. Route 50, from which said point of beginning the section corner common to Sections 14, 15, 22, and 23, T.14N. R.18E., M.D.B.&M., bears South 45°19'59.6" East, a distance of 2102.499 feet; and running thence North 89°38'49.7" West, along the Southerly boundary of said Lot "B" a distance of 753.458 feet to a point; thence South 60°00'00" West, continuing along said Southerly boundary a distance of 97.472 feet to an intersection with the government meander line of Lake Tahoe as adjusted by survey; thence North 39°47'52.2" West, along said meander line a distance of 71.143 feet to a point; thence North 60°00'00" East, a distance of 90.799 feet to a point; thence South 89°38'49.7 East, a distance of 798.250 feet to an intersection with the above mentioned Westerly right of way line of Nevada State Highway, U.S. Route 50; thence South 7°30'37.5" East, along said highway right of way line a distance of 42.667 feet to a point; thence South 6°12'20.5" East, continuing along said highway right of way line a distance of 8.792 feet to the Point of Beginning.

APN 01-120-120

PARCEL 2:

All that portion of the South 1/2 of Lot 3, in Section 15, T.14N., R.18E., M.D.B.&M., situate, lying and being in the County of Douglas, State of Nevada, herein designated as Lot A, which said Lot A is described in that certain Deed dated December 29, 1954 and recorded in Book B-1 of Deeds at Page

Continued on next page

245, Records of said Douglas County and being more particularly described by metes and bounds as follows:

Beginning at a point, in the 1/16 - section line which is the South boundary of said Lot 3, which is the point of its intersection with the Westerly right-of-way line of the Nevada State Highway, U.S. Route 50, and from which point the section corner common to Sections 14, 15, 22 and 23 T.14N., R.18E., M.D.B.&M., bears South $48^{\circ}14'32.6''$ East, a distance of 1981.432 feet, and running thence North $89^{\circ}43'38.3''$ West, along the 1/16 section line which is the South boundary of said Lot 3, a distance of 762.869 feet, to its intersection with the government meander line of Lake Tahoe as adjusted by survey; thence North $39^{\circ}47'52''$ West along said meander line, a distance of 144.080 feet; thence North $60^{\circ}00'00''$ East, a distance of 97.472 feet; thence South $89^{\circ}38'49.7''$ East, a distance of 753.458 feet, to a point in the Westerly right-of-way line of the Nevada State Highway, U.S. Route 50; thence South $6^{\circ}12'20.5''$ East, along said highway right-of-way line, a distance of 159.359 feet, to the Point of Beginning.

Excepting therefrom all that portion thereof, lying below the natural ordinary high water line of Lake Tahoe.

PARCEL 2A

All that land located in Government Lot 4 of Section 15, Township 14 North, Range 18 East, M.D.B., and being a portion of Lot 1, as shown on the Record of Survey filed in Book 597, Official Records, at Page 2567, in the Douglas County, Nevada, Recorder's Office, and described as:

Beginning at the Northeast corner of said Lot 1 and thence the following three courses: North $89^{\circ}40'40''$ West 762.71 feet along the North line of said Lot 4 to the Government Meander line at Lake Tahoe. South $40^{\circ}00'00''$ East 6.40 feet along said meander line, North $89^{\circ}57'13''$ East 758.58 feet to the Point of Beginning.

Together with adjacent land between said Government Meander Line at Lake Tahoe and a line on the bed of Lake Tahoe, whose elevation is 6,223 feet, Lake Tahoe datum, as provided for in NRS 321.595.

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Excepting therefrom all that portion thereof, lying below the natural ordinary high water line of Lake Tahoe.

Reference is hereby made to that certain Record of Survey for The Episcopal Diocese of Nevada recorded October 7, 1998, in Book 1098, Page 1216, as Document No. 451195, Official Records.

CERTIFIED COPY - 3 -

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: 12/6/01 **SEAL**
Breed Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By J. Thaler Deputy

0529487
BK 1201 PG 1991

REQUESTED BY
Allison et al
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 DEC -6 PM 3: 32

LINDA SLATER
RECORDER
\$19.00 PAID Kg DEPUTY