

RECEIVED
MAR 14 2002
DOUGLAS COUNTY
DISTRICT COURT CLERK

FILED

NO. _____

1 Case No. 01-CV-0081

'02 MAR 14 P1:04

2 Dept. I

BARBARA REED
CLERK
BY **J. THALER** DEPUTY

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4
5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
6 IN AND FOR THE COUNTY OF DOUGLAS

7
8 LAUREL JAMES,

9 Plaintiff,

10 v.

LIS PENDENS


11 WILBUR R. BETTIS, and DOES 1-50,

12 Defendants.

13
14 PLEASE TAKE NOTICE that an action as above entitled has been filed in the
15 above-referenced Court by Plaintiffs against Defendants, which action is now pending. The
16 purpose and object of the action is for partition and damages, and to establish and determine the
17 claims of Plaintiff as against the Defendant regarding the subject real property. The real property
18 affected by this action is located in the County of Douglas, State of Nevada, and is a portion of
19 that property more particularly identified as follows, Assessors Parcel Numbers 0000-11-255-050
20 and 0000-11-225-030. and more particularly described on *Exhibit A* attached hereto.

21 DATED this 13th day of March, 2002.

22
23 BROOKE · SHAW · PLIMPTON · ZUMPFT

24 By: 
25 MICHAEL L. MATUSKA
26 State Bar No. 5711
27 1590 Fourth Street
28 Minden, Nevada 89423
Attorney for Plaintiff

✓ BROOKE · SHAW · PLIMPTON · ZUMPFT
POST OFFICE BOX 2860
MINDEN, NEVADA 89423
(775) 782-7171

0537188

CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b), I certify that I am an employee of BROOKE · SHAW · PLIMPTON · ZUMPFT and that on the 14th day of March, 2002, I served a true and correct copy of the preceding document entitled *Lis Pendens* addressed to:

Mr. Jeffrey K. Rahbeck
439 McFaul Way
Roundhill Professional Building
Zephyr Cove, Nevada 89448

BY U.S. MAIL: I deposited for mailing in the United States mail, with postage fully prepaid, an envelope containing the above-identified document at Minden, Nevada, in the ordinary course of business.

BY MESSENGER SERVICE: I delivered the above-identified document to Reno-Carson Messenger Service for delivery to the offices of the addressee.

BY FACSIMILE: I transmitted via facsimile from the offices of Brooke · Shaw · Plimpton · Zumpft the above-identified document in the ordinary course of business.

BY HAND DELIVERY: I hand delivered an envelope containing the above-identified document to the addressee stated above, in the ordinary course of business.


RUTH ANN BRANDENBURG

BROOKE · SHAW · PLIMPTON · ZUMPFT
POST OFFICE BOX 2860
MINDEN, NEVADA 89423
(775) 782-7171

COPY

EXHIBIT A

0537188

BK0302PG05960

EXHIBIT "A"

DESCRIPTION

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

PARCEL I:

Lot 5, Block 9, as shown on the map of KINGSBURY ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 6, 1962, as Document No. 20174.

PARCEL II:

That certain easement for ingress, egress and roadway purposes over and along a strip of land being a portion of Lot 2, Block 9, as shown on the Official Map of Kingsbury Estates Unit No. 2, filed in the office of the County Recorder on June 6, 1962, as Document No. 20174, Official Records of Douglas County, State of Nevada, more particularly described as follows: Beginning at a point on the Southwesterly line of Benjamin Drive at the intersection of Lots 1 and 2 in Block 9 as shown on the aforementioned map and running thence Northwesterly along said Benjamin Drive a distance of 80.00 feet thence leaving said Benjamin Drive and going in a straight line Southwesterly to the common intersection of Lots 1, 2, 3, and 4 in Block 9 as shown on said map and running thence Northeasterly along the dividing line between said lots 1 and 2 a distance of 160.97 feet, more or less, to point of beginning.

PARCEL III:

A 20 foot wide easement for ingress, egress, and public utilities for the use of the owners, residents and guests of Lot 5, Block 9, KINGSBURY ESTATES UNIT NO. 2, with the center line of said easement being described as follows:

Beginning at a point 14.00 feet Northwesterly from the Southeasterly terminus of Lots 2 and 4; thence South $74^{\circ}15'$ West 41.24 feet to a point; thence South $51^{\circ}57'56''$ West 47.62 feet to a point in the side line of the above described parcel, which point is the end of the centerline of easement.

PARCEL IV:

That certain easement as set forth in easement agreement recorded December 29, 1980, in Book 1280, of Official Records, at Page 1659, Douglas County, Nevada, as Document No. 51993.

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DESCRIPTION

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

Lot 3, Block 9, as shown on the map of KINGSBURY ESTATES UNIT NO. 2, filed in the Office of the County Recorder of Douglas County, Nevada, on June 6, 1962, as Document No. 20174.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AT DOCUMENT NO. 0435887, BOOK 0398, PAGE 5988.

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: 3/14/02
Breed Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By J. Thaler Deputy

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

2002 MAR 18 AM 11:50

LINDA SLATER
RECORDER

\$18⁰⁰ PAID Kg DEPUTY