

116

APN # 1420-32-001-023

Recording Requested by:

✓ Name Mark H. Gunderson, Esq.

Address 5345 Kietzke Lane, Suite 200

City/State/Zip Reno, Nevada 89511

REQUESTED BY
Mark Gunderson Ltd
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 APR 22 PM 2:19

WERNER CHRISTEN
RECORDER

\$ 16.00 PAID CF DEPUTY

(for Recorder's use only)

NOTICE OF PENDENCY OF ACTION
(Title of Document)

**This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)**

This cover page must be typed or printed.

BK 0404 PG 10690

FILED #

1 Case No. *DH 2012 L*

RECEIVED

2004 APR 22 PM 2:06

2 Dept. No. *Z*

APR 22 2004

DOUGLAS COUNTY
DISTRICT COURT CLERK

BARBARA REED
CLERK

BY **B. PHENIX** 

3
4
5 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

6 **IN AND FOR THE COUNTY OF DOUGLAS**

7 MARY T. STEWART, an individual,

8
9 Plaintiff,

NOTICE OF PENDENCY OF ACTION
(Lis Pendens)

10 v.

11 JEFF KIRBY HOMES, INC., a Nevada
12 Corporation; JEFF KIRBY
13 CONSTRUCTION, a Nevada Business;
14 ITILDO, INC., a Nevada Corporation, also
15 known as COLDWELL BANKER ITILDO,
16 INC.; KATHY McDUFFEE, an individual;
17 DENNIS McDUFFEE, an individual;
18 PATRICIA DORRANCE, an individual;
19 DOES 1-10, and ROE CORPORATIONS 1-
20 10, jointly, severally, and inclusive,

21 Defendants.

22
23 TO WHOM IT MAY CONCERN:

24 NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in
25 the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, by
26 MARY T. STEWART, an individual, against JEFF KIRBY HOMES, INC., a Nevada
27 Corporation; JEFF KIRBY CONSTRUCTION, a Nevada Business; ITILDO, INC., a Nevada
28 Corporation, also known as COLDWELL BANKER ITILDO, INC.; KATHY McDUFFEE, an
individual; DENNIS McDUFFEE, an individual; PATRICIA DORRANCE, an individual;
DOES 1-10, and ROE CORPORATIONS 1-10, jointly, severally, and inclusive. In the action,
MARY T. STEWART seeks, among other things, specific performance of a purchase agreement

///

1 for the purchase of real property from Defendant JEFF KIRBY HOMES and/or JEFF KIRBY
2 CONSTRUCTION.

3 The real property affected by the action is situated in Douglas County, Nevada, and is
4 more particularly described as follows:

5 Parcel 4-B as set forth on that certain Parcel Map LDA 02-012 for Smith
6 and Smith, LLC, filed for record in the Office of the County Recorder of
7 Douglas County, State of Nevada, on November 14, 2002, in Book 1102
8 of Official Records, at Page 6457, as Documents 557716.

9 EXCEPTING THEREFFROM: All minerals, oil, gas, and other
10 hydrocarbons as granted to Stock Petroleum Co., Inc., in Deed recorded
11 March 13, 1980 in Book 380 of Official Records, at Page 1315, as
12 Document No. 42677, Douglas County, Nevada.

13 Assessor's Parcel No. 1420-32-001-023

14 1198 Stephanie Way
15 Minden, Nevada 89423

16 DATED this 22nd day of April, 2004.

17 MARK H. GUNDERSON, LTD.

18 By: Elaine S. Guenaga

19 Mark H. Gunderson, Esq.
20 Nevada State Bar No. 2134
21 Elaine S. Guenaga, Esq.
22 Nevada State Bar No. 5008
23 5345 Kietzke Lane, Suite 200
24 Reno, Nevada 89511
25 (775) 829-1222
26 Attorney for MARY T. STEWART

27 **CERTIFIED COPY**

28 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: April 22, 2004
Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By: [Signature] Deputy