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DOC # 0662105
12/02/2005 02:25 PM Deputy: KLJ

OFFICIAL RECORD

Requested By:

THOMAS HALL ESQ

Assessor's Parcel Number: 1418-3A-301-003

Recording Requested By:

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 8 Fee: 46.00
BK-1205 PG- 738 RPTT: 0.00

Name: Thomas J. Hall



Address: Box 3948

City/State/Zip Reno NV 89505

Real Property Transfer Tax: _____

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 legibly hand printed.

1 Case No. 05-CV-0244

2 Dept. I

3
4
5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
6 IN AND FOR THE COUNTY OF DOUGLAS

7 PASCOTTO REVOCABLE TRUST, Linda H.
8 Pascotto, Trustee,
9 Plaintiff,

10 v.

11 LEDBETTER MARITAL TRUST, and DOES I
12 through V, inclusive,
13 Defendants,

NOTICE OF PENDENCY
OF ACTION

14 WILLIAM B. LEDBETTER, JESSICA L.
15 LEDBETTER and KIRK B. LEDBETTER, as
16 Co-trustees of the LEDBETTER MARITAL
17 TRUST,
18 Counter-claimants,

19 v.

20 PASCOTTO REVOCABLE TRUST, Linda H.
21 Pascotto, Trustee,
22 Counter-defendant.

23 Pursuant to NRS 14.010, et seq., notice is hereby given that
24 a Complaint for Trespass, Declaratory Relief, Violation of TRPA
25 Code of Ordinances and Slander of Title has been filed in the
26 above-entitled Court by the foregoing Plaintiff Linda H. Pascotto,
27 Trustee of the Pascotto Revocable Trust, in which Plaintiff prays
28

THOMAS J. HALL
ATTORNEY AND
COUNSELOR AT LAW
305 SOUTH ARLINGTON
AVENUE
POST OFFICE BOX 3948
RENO, NEVADA 89505
(775) 348-7011

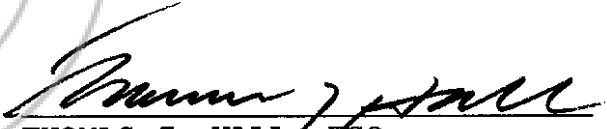
1 for relief to recover damages for an encroachment upon Plaintiff's
2 property.

3 Notice is further given that Defendants William B. Ledbetter,
4 Jessica L. Ledbetter and Kirk B. Ledbetter, as Co-trustees of the
5 Ledbetter Marital Trust, have set up Defendants' Answer and
6 Counterclaim, in which Defendants pray for relief in the form of
7 an extension and location of a common property line, which will
8 affect the title to the subject real property.
9

10 The said premises affected by this action are situate in
11 Douglas County, Nevada, commonly described as 1186 U.S. Highway
12 50, being a portion of Douglas County Assessor's Parcel Number
13 1418-34-301-003. The legal descriptions of the affected real
14 property are generally and specifically described in attached
15 Exhibits 1, 2, 3 and 4.
16

17 DATED this 2nd day of December, 2005.

18 LAW OFFICES OF THOMAS J. HALL
19

20
21 
22 THOMAS J. HALL, ESQ.
23 Nevada Bar No. 675
24 SCOTT F. GILLES, ESQ.
25 Nevada Bar No. 9035
26 305 South Arlington Avenue
27 Post Office Box 3948
28 Reno, Nevada 89505
(775) 348-7011

Attorneys for Defendants/
Counter-claimants,
William B. Ledbetter,
Jessica L. Ledbetter,
Kirk B. Ledbetter

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STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On December 2, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared THOMAS J. HALL personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the above instrument.

WITNESS my hand and official seal.

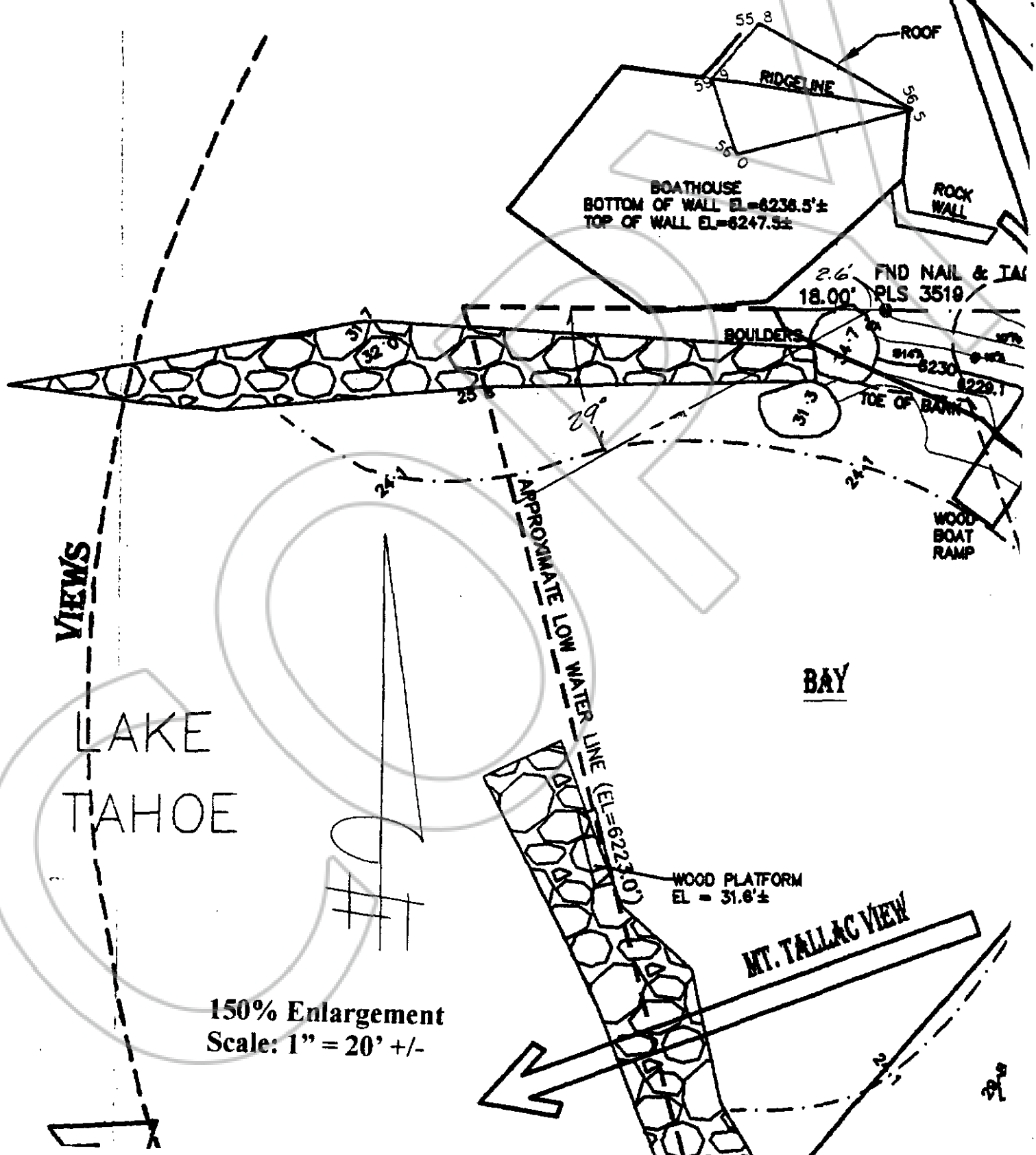
Sharon M. Knudson

NOTARY PUBLIC

 SHARON M. KNUDSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 03-79349-2 - Expires November 22, 2006

THOMAS J. HALL
ATTORNEY AND
COUNSELOR AT LAW
305 SOUTH ARLINGTON
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Note: Backdrop for Exhibit No. 1 is taken from Pascotto Residence Boundary & Topographic Survey by Turner & Assoc., Inc. ; Sheet A1.1, Lundahl & Assoc., Job No. 200319, dated 12 Jan. 2003.



VIEWS

LAKE TAHOE

150% Enlargement
Scale: 1" = 20' +/-

BAY

MT. TALLAC VIEW



Exhibit 2

Tentative Legal Description

Triangular Parcel

(10/15/05)

All that certain real property situate in the County of Douglas, State of Nevada, being a portion of that portion of the southwest one-quarter of section 34 lying westerly of, and detached from, the GLO Meander Line for Lake Tahoe, and opposite the south one-half of the south one-half of Tract 2, Lot 3, of said Section 34, Township 14 North, Range 18 East, M.D.M., and being more particularly described as follows:

Commencing at the point of intersection of the north line of the south one-half of the south one-half of Tract 2, Lot 3, of said Section 34, with the westerly line of U.S. Highway 50, being 80 feet wide; thence westerly along said north line, and the westerly prolongation thereof, North 89° 53' West 683.97 feet, more or less, to a nail and brass tag (stamped PLS 3519) set in a drill hole atop the southerly edge of a large granite boulder; thence, continuing on said north line, and the westerly prolongation thereof, North 89°53' West 2.6 feet to the northeasterly corner of the triangular parcel described herein, and the True Point of Beginning for this description; thence, continuing westerly along said north line, and the westerly prolongation thereof, North 89°53' West 64.9 feet, more or less, to the statutorily defined Low Water Line at elevation 6,223.00 feet, Lake Tahoe Datum, in accordance with Nevada Revised Statutes, Chapter 321.595; thence, along said Low Water Line, South 15°14'09" East 32.36 feet; thence, leaving said Low Water Line, North 61°07' East 64.41 feet to the True Point of Beginning.

The above described parcel contains an area of 1,012.5 square feet, more or less.

The Basis of Bearings for the above described parcel is the north and south lines of Lot 3, Section 34, Township 14 North, Range 18 East, M.D.M., being North 89° 53' West, as shown on that certain subdivision map known as the "A. Cohn Tract," of Lots 2 and 3, Section 34, Township 14 North, Range 18, East, M.D.M., recorded March 5, 1947, File No. 4437, in the records of Douglas County, Nevada.

Note, refer to:

1. Corrected Grant, Bargain and Sale Deed recorded in the Official Records of Douglas County, Nevada, Book 899, Pages 4862 and 4863, File No. 475294, on August 26, 1999.
2. Grant, Bargain and Sale Deed recorded in the Official Records of Douglas County, Nevada, Book 603, Pages 13009 and 13010, File No. 581172, on June 24, 2003.



STRING LINE TO
NORTH PROPERTY
LINE = 729 S.F.±

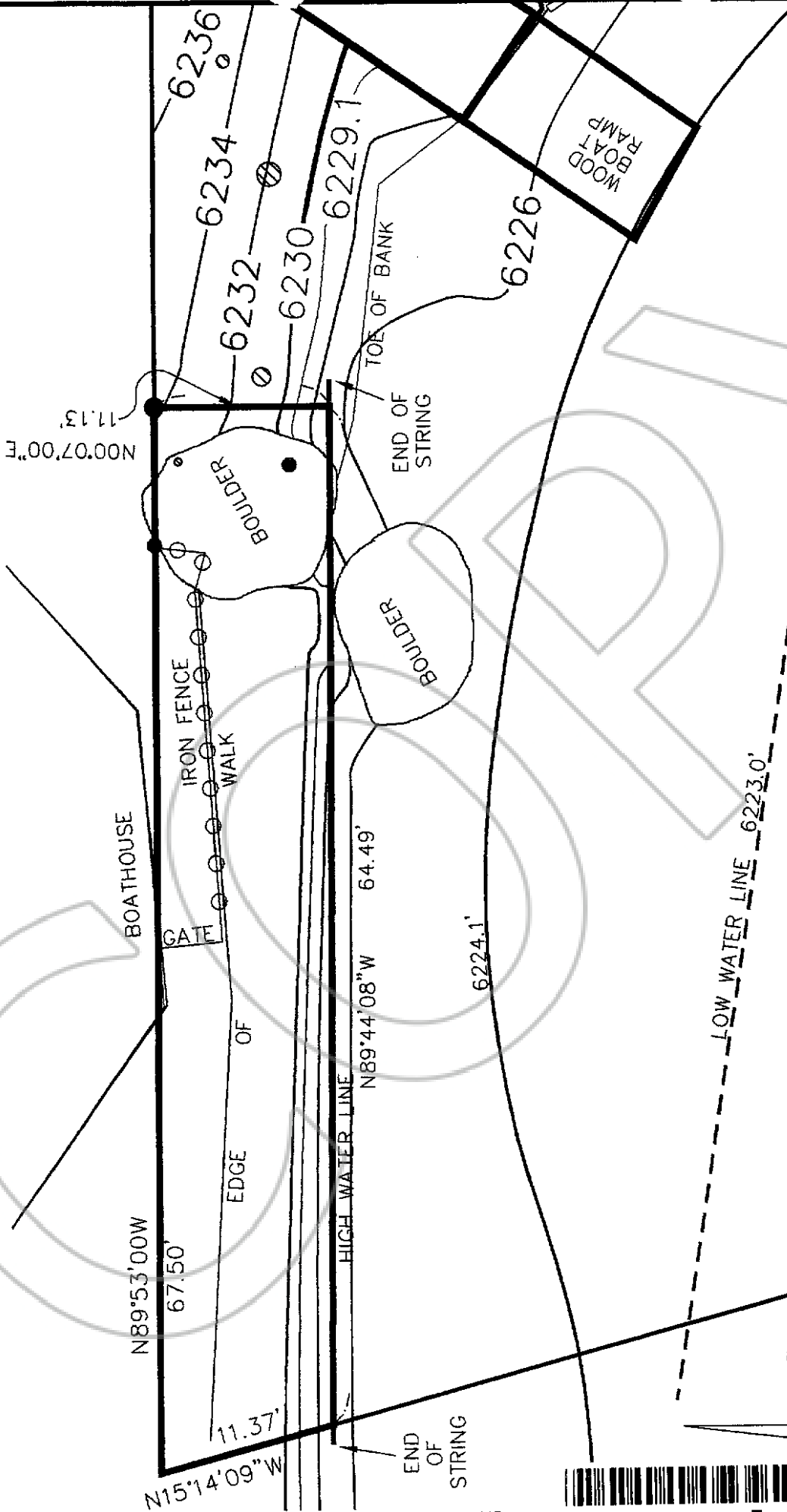


EXHIBIT 3

JA **TURNER & ASSOCIATES, INC.**
LAND SURVEYING

(775) 588-5658 FAX (775) 588-9296
308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA
P.O. BOX 5067 - STATELINE, NEVADA 89449

10/21/04
03109EX.DWG

SCALE: 1"=10'

Exhibit 4

Tentative Legal Description

(Rev.1, 10/15/05)

All that certain real property situate in the County of Douglas, State of Nevada, being a portion of that portion of the southwest one-quarter of section 34 lying westerly of, and detached from, the GLO Meander Line for Lake Tahoe, and opposite the south one-half of the south one-half of Tract 2, Lot 3, of said Section 34, Township 14 North, Range 18 East, M.D.M., and being more particularly described as follows:

Commencing at the point of intersection of the north line of the south one-half of the south one-half of Tract 2, Lot 3, of said Section 34, with the westerly line of U.S. Highway 50, being 80 feet wide; thence westerly along said north line, and the westerly prolongation thereof, North 89° 53' West 683.97 feet, more or less, to a nail and brass tag (stamped PLS 3519) set in a drill hole atop the southerly edge of a large granite boulder, said nail and tag being the northeasterly corner of the more or less trapezoidal parcel described herein, and the True Point of Beginning for this description; thence, continuing westerly along said north line, and the westerly prolongation thereof, North 89°53' West 67.50 feet, more or less, to the statutorily defined Low Water Line at elevation 6,223.00 feet, Lake Tahoe Datum, in accordance with Nevada Revised Statutes, Chapter 321.595; thence, along said Low Water Line, South 15°14'09" East 11.37 feet; thence, leaving said Low Water Line, South 89°44'08" East 64.49 feet; thence North 0°07' East 11.13 feet to the True Point of Beginning.

The above described parcel contains an area of 729 square feet, more or less.

The Basis of Bearings for the above described parcel is the north and south lines of Lot 3, Section 34, Township 14 North, Range 18 East, M.D.M., being North 89° 53' West, as shown on that certain subdivision map known as the "A. Cohn Tract," of Lots 2 and 3, Section 34, Township 14 North, Range 18, East, M.D.M., recorded March 5, 1947, File No. 4437, in the records of Douglas County, Nevada.

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2. Grant, Bargain and Sale Deed recorded in the Official Records of Douglas County, Nevada, Book 603, Pages 13009 and 13010, File No. 581172, on June 24, 2003.

