

APN: 1219-14-002-044

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 8 Fee: 21.00
BK-0906 PG- 2678 RPTT: 0.00

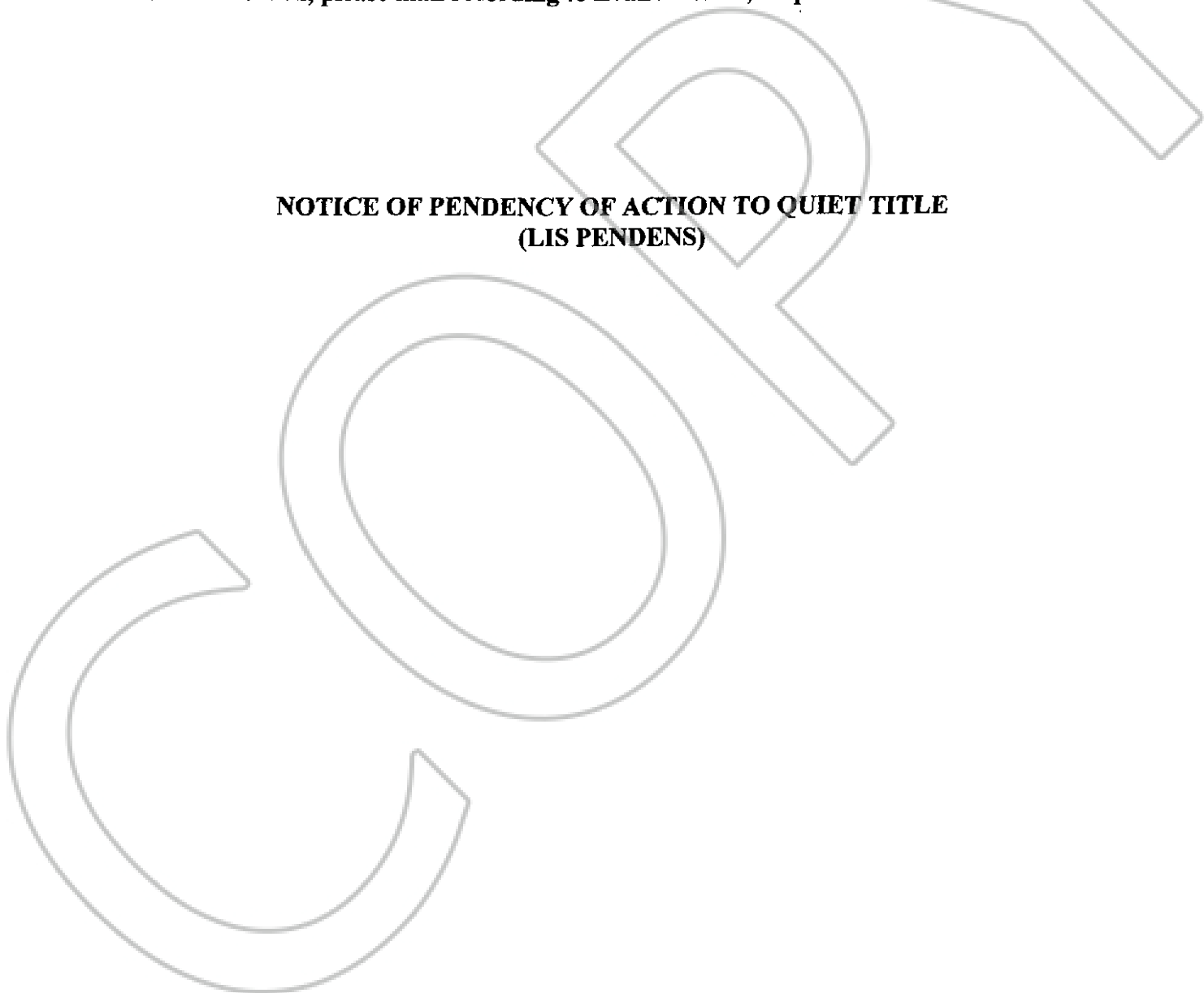
Recording Requested by:

Evan Beavers, Esq.
Beavers & Associates, P.C.
1625 Hwy 88, Ste. 304
Minden, NV 89423



Once recorded, please mail recording to Evan Beavers, Esq.

NOTICE OF PENDENCY OF ACTION TO QUIET TITLE
(LIS PENDENS)



EVAN BEAVERS & ASSOCIATES, P. C.

ATTORNEYS AT LAW

1625 Highway 88, Suite 304 • Minden, Nevada 89423 • (775) 782-5110

1 Case No. 06-CV-0170

2 Dept. No. II

RECEIVED
SEP 07 2006
DOUGLAS COUNTY
DISTRICT COURT CLERK

2006 SEP -7 PM 2:18

BY
K. WILFERT

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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 JOHN W. DUGAN and DENA
10 JENSEN-DUGAN, Husband and Wife,

11 Plaintiffs,

12 vs.

**NOTICE OF PENDENCY OF
ACTION TO QUIET TITLE
(LIS PENDENS)**

13 ANDREW W. HUGHES;
14 the COUNTY OF DOUGLAS,
15 a political subdivision of the
16 State of Nevada; and also all other
17 persons unknown claiming any
18 right, title, estate, lien or interest in the
19 real property described in the complaint
20 adverse to plaintiffs' ownership, or any cloud
21 upon plaintiffs' title thereto, and
22 DOES I-X,

23 Defendants.

24
25 NOTICE IS HEREBY GIVEN pursuant to NRS 40.090 and NRS 14.010 that a complaint
26 to quiet title has been commenced in the Ninth Judicial District Court of the State of Nevada, in
27 and for the County of Douglas, by the foregoing plaintiffs against the above-named defendants.
28 Such lawsuit is now pending to quiet title to the premises and real estate described in Exhibit A
attached herein and to determine all and every claim, estate or interest therein of said Defendants,
or either or any of them, adverse to the said Plaintiffs regarding such property situated in the
County of Douglas, State of Nevada. Pursuant to NRS 14.010(1), such action may also affect the

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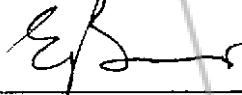


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1 real property described within Exhibit B attached herein.

2 DATED this 7th day of September, 2006.

3 EVAN BEAVERS & ASSOCIATES, P.C.

4 By: 

5 EVAN BEAVERS, ESQ.
6 Nevada State Bar No. 003399
7 1625 Highway 88, Suite 304
8 Minden, Nevada 89423
9 (775) 782-5110
10 Attorney for Plaintiffs
11 John and Dena Dugan

12 EVAN BEAVERS & ASSOCIATES, P. C.
13 ATTORNEYS AT LAW
14 1625 Highway 88, Suite 304 • Minden, Nevada 89423 • (775) 782-5110

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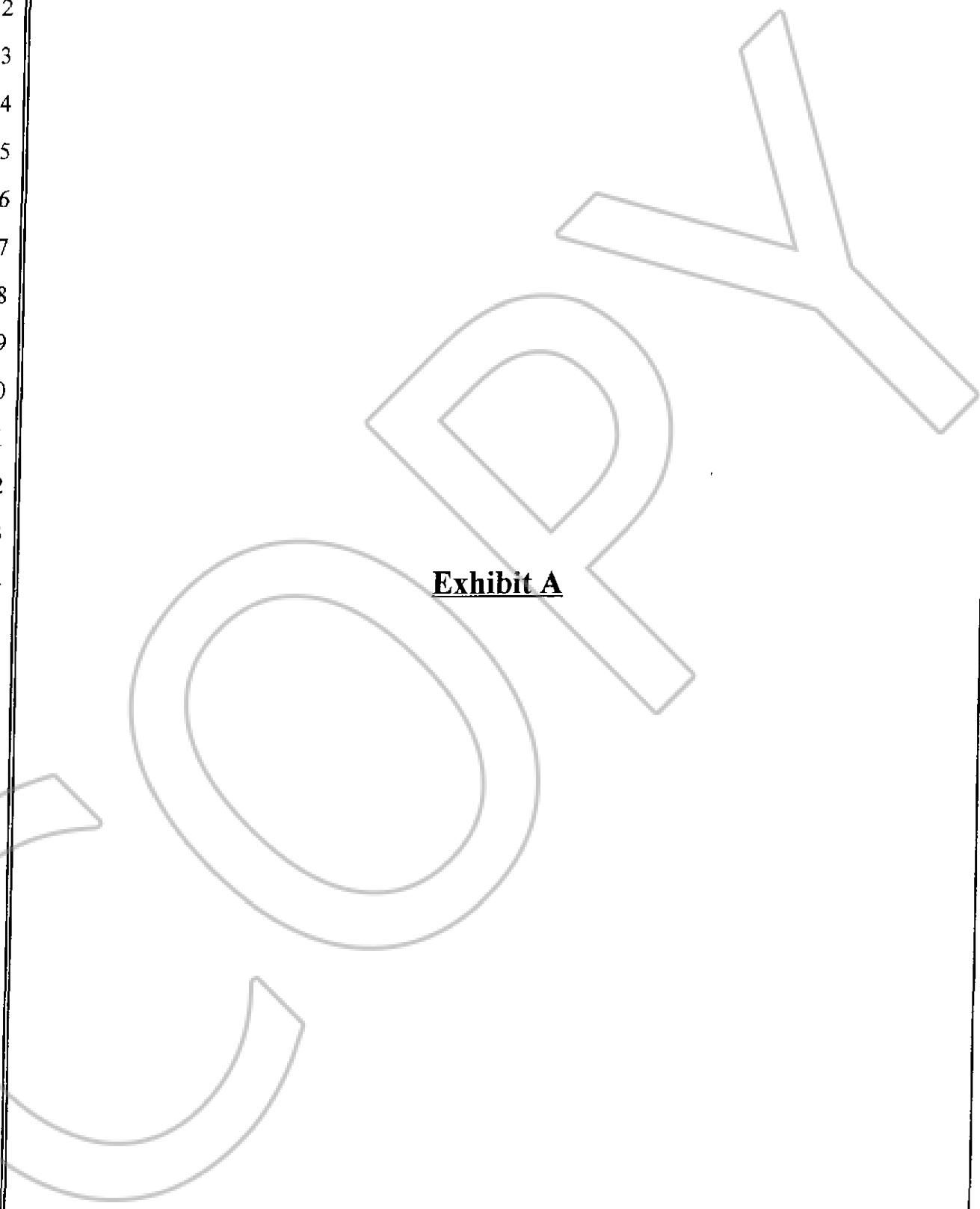
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Exhibit A



**DIORITE ROAD
LEGAL DESCRIPTION**

August 25, 2005

A parcel of land located within a portion of the Southwest one-quarter of Section 14, Township 12 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Westerly right-of-way line of Foothill Road being common with the Southeast corner of Parcel 1, a parcel of land as described in Deed Document No. 279058, Official Records of Douglas County, Nevada which bears N27°10'07"E., 1,196.38 feet from the Southwest corner of said section 12;

thence S38°39'10"E., along said Westerly right-of-way, 25.00 feet;

thence S51°03'07"W., 250.00 feet;

thence N38°19'10"W., 25.00 feet to a point on the Southerly line of the above described parcel;

thence N51°03'07"E., along said Southerly line, 250.00 feet to the POINT OF BEGINNING.

Containing 6,250 square feet, more or less.

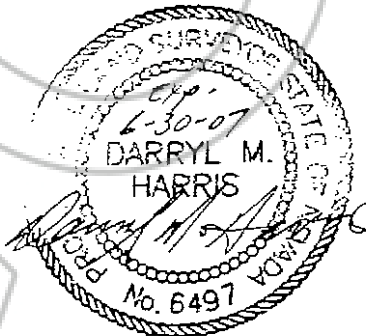
Basis of Bearing:

The West line of said Section 14, as shown on Record of Survey Map Document No. 365144 of the Douglas County Recorder's Office.

(N.00°28'00"E.)

PREPARED BY:

Darryl M. Harris, P.L.S. # 6497
Resource Concepts, Inc.
P.O. Box 11796
212 Elks Point Road, Suite 443
Zephyr Cove, NV 89448



9-1-05

EVAN BEAVERS & ASSOCIATES, P. C.
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Exhibit B

DOUGLAS COUNTY

EXHIBIT "A"

All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

Parcels of land situate in the County of Douglas, State of Nevada, being those portions of the Southwest 1/4 of Section 14, Township 12 North, Range 19 East, M.D.B & M., that are described as follows:

PARCEL 1:

Beginning at a point at the Southwesterly corner of the parcel of the West boundary line of said Section 14, said point of beginning being further described as bearing North 0°32' East, a distance of 626.98 feet from the section corner to Section 14, 15, 22 and 23, Township 12 North, Range 19 East, M.D.B. & M.; thence North 0°32' East, along the West line of said Section 14, a distance of 100.00 feet to a point on the Northwesterly corner of the parcel; thence North 58°29' East, a distance of 233.30 feet to a point; thence North 38°39' West, a distance of 52.00 feet to a point; thence North 48°36' East, a distance of 151.00 feet to a point at the Northeasterly corner of the parcel, said point being the Northwest corner of that parcel of land deeded to Michial M. Riggs and Irene E. Riggs, be deed recorded in Book B-1, Page 155, Douglas County, records; thence South 38°39' East, a distance of 108.00 feet to a point at the Southeasterly corner of the parcel; thence South 51°21' West, a distance of 444.50 feet to the point of beginning.

PARCEL 2:

Beginning at a point at the Southeasterly corner of the parcel, on the West side Highway Forty-foot right of way line, said point of beginning being further described as bearing North 27°19'53" East, a distance of 1193.96 feet from the section corner common to Sections 14, 15, 22 and 23, Township 12 North, Range 19 East, M.D.B. & M.; thence South 51°21' West, along the property line a distance of 250.00 feet to a point at the Southwesterly corner of the parcel; thence North 38°39' West, along the property line a distance of 108.00 feet to a point at the Northwesterly corner of the parcel; thence North 48°36' East, along the property line a distance of 250.28 feet to a point at the Northeasterly corner of the parcel at the intersection with the said Highway Forty-foot right of way line; thence South 38°39' East, along said right of way line a distance of 120.00 feet to the point of beginning.

EXCEPTING THEREFROM an undivided 1/2 interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature as reserved in the Deed from the Federal Land Bank of Berkely, recorded May 12, 1941 in Book W of Deeds at Page 64, Douglas County, Nevada records.

Assessment Parcel No. 19-191-07. *cc*

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
RECORDS OF

32 MAY 20 P1:47

279058
DEPUTY
BOOK 592 PAGE 3472

CERTIFIED COPY

The foregoing instrument is a full, true, and correct copy of the original on file in the Office of the County Recorder of Douglas County, State of Nevada.

Witnessed my hand this 19th day of

July 2006
By: *Callen Foch*
Deputy Recorder



BK- 0906
PG- 2684

COPY

SEAL

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: 8/28/06
B. Reed Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,
By K. Williams Deputy