

OFFICIAL RECORD
Requested By:
EDWARD BERNARD

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 26 Fee: 39.00
BK-0807 PG-04794 RPTT: 0.00



APN# 12191100210510

Recording Requested by
Name: Edward Bernard

Address: 1203 North Nevada St.

City/State/Zip: Carson City NV 89403

Stipulation
(Title of Document)

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

FILED

RECEIVED

MAY 21 2007

DOUGLAS COUNTY
DISTRICT COURT CLERK

2007 MAY 21 PM 12: 52

BARBARA J. GRIFFIN
CLERK

BY *[Signature]* DEPUTY

1 Case No. 06-CV-0201

2 Dept. II

3
4
5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS
8

9 ABBY LIPPINCOTT,

Plaintiff,

**STIPULATION AND
SETTLEMENT AGREEMENT**

10 v.

11 JAMES J. RICHTER,

12 Defendant
13
14

15 THIS AGREEMENT is made this 7th day of May, 2007, between Plaintiff ABBY
16 LIPPINCOTT (hereinafter, "Plaintiff"), and Defendant JAMES J. RICHTER (hereinafter, "Defendant").
17 The parties hereby enter into this Stipulation and Settlement agreement to confirm in writing the agreement
18 reached at the pretrial conference in this action and based on the following recitals, which are deemed
19 material to this agreement:

20 **RECITALS**

21 A. Plaintiff filed the within civil action (hereinafter the "Action"), against Defendant for
22 an accounting and the partition and sale of the real properties described hereinbelow. Defendant
23 counterclaimed against Plaintiff for similar relief.

24 B. Plaintiff and Defendant are owners as tenants in common of the following described
25 real property located in Douglas County, Nevada, with an address at 925 Opalite, Carson City, Nevada
26 (hereinafter "925 Opalite"), as more particularly described as:

27 LOT 7, AS SHOWN ON THE PLAT OF HIGHLAND ESTATES
28 UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY

1 RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 26,
2 1977, IN BOOK 777, PAGE 1278, AS DOCUMENT NO. 11379

3 Douglas County Assessors Parcel Number: 1420-07-617-045

4 C. Plaintiff and Defendant are owners as tenants in common of the following described
5 real property located in Douglas County, Nevada, with an address at 926 Opalite, Carson City, Nevada
6 (hereinafter "926 Opalite"), as more particularly described as:

7 LOT 17, OF HIGHLAND ESTATES UNIT NO. 1, ACCORDING TO
8 THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY
9 RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 26,
10 1977, IN BOOK 777, PAGE 1278, AS DOCUMENT NO. 55769

11 Douglas County Assessors Parcel Number: 1420-07-617-032

12 D. Plaintiff and Defendant are owners as tenants in common of the following described
13 real property located in Douglas County, Nevada, with an address at 435 Bavarian Court, Carson City,
14 Nevada (hereinafter "Bavarian Property"), as more particularly described as:

15 BEING ALL OF PARCEL 68-B AS SHOWN ON THE PARCEL
16 MAP FOR DENNIS ZAHN ET AL, RECORDED IN THE OFFICE
17 OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE
18 OF NEVADA, ON JULY 31, 1978 IN BOOK 778, OF PARCEL
19 MAPS AT PAGE 1755, FILE NO. 23480.

20 Douglas County Assessors Parcel Number: 1419-11-002-056

21 E. Plaintiff alleges she also purchased or provided certain furniture and other items of
22 personal property to furnish the Bavarian Property, which items are described and priced according to the
23 list attached hereto as **Exhibit A**, and incorporated herein by reference.

24 F. The parties are desirous of entering into this Agreement to compromise and settle the
25 *Action and all other claims either party may have against the other except as otherwise expressly reserved*
26 *herein, and therefore agree to execute this Agreement made for the purpose of settling the disputes between*
27 *the parties and to stipulate to dismissal of the Action with prejudice as set forth herein.*

28 In consideration of the mutual covenants and promises set forth hereinbelow, the parties hereby
agree as follows:

1. Defendant agrees to immediately execute and deliver to Plaintiff a Grant, Bargain and
Sale Deed in recordable form transferring all Defendant's right title and interest in and to that real property

1 identified above as "925 Opalite" to Plaintiff, an unmarried women as her sole and separate property. Upon
2 execution hereof, Plaintiff shall be entitled to obtain an order from the Court expunging the lis pendens filed
3 on said property. Plaintiff shall refinance the existing loan on the 925 Opalite Property within two (2) years
4 from the date of recording the Grant, Bargain and Sale Deed and agrees to use all reasonable efforts to obtain
5 such refinance prior to said date. Pending such refinance, Plaintiff agrees to timely pay all obligations under
6 the loan and to indemnify, defend, and hold Defendant harmless from any and all claims by the lender for
7 any default of the terms of said loan. Defendant shall immediately provide to Plaintiff all documents related
8 to the purchase, finance or improvements to the property, including the policy of title insurance thereon.

9 2. Defendant agrees to immediately execute and deliver to Plaintiff a Grant, Bargain and
10 Sale Deed in recordable form transferring all Defendant's right title and interest in and to that real property
11 identified above as "926 Opalite" to Plaintiff, an unmarried women as her sole and separate property. Upon
12 execution hereof, Plaintiff shall be entitled to obtain an order from the Court expunging the lis pendens filed
13 on said property. Plaintiff shall refinance the existing loan on the 926 Opalite Property within two (2) years
14 from the date of recording the Grant, Bargain and Sale Deed and agrees to use all reasonable efforts to obtain
15 such refinance prior to said date. Pending such refinance, Plaintiff agrees to timely pay all obligations under
16 the loan and to indemnify, defend, and hold Defendant harmless from any and all claims by the lender for
17 any default of the terms of said loan. Defendant shall immediately provide to Plaintiff all documents related
18 to the purchase, finance or improvements to the property, including the policy of title insurance thereon.

19 3. Defendant agrees to and shall pay to Plaintiff certain sums as set forth herein. For
20 purposes of this Stipulation, all sums payable by Defendant to Plaintiff hereunder shall be defined as the
21 "Principal Sum" which shall consist of the following amounts:

22 a. Defendant shall pay to Plaintiff s the sum of Three Hundred Fifty Thousand
23 Dollars (\$350,000.00).

24 b. Defendant shall pay to Plaintiff the amounts payable for Defendant's
25 purchase of the items of personal property as more specifically described in Paragraph 6
26 hereinbelow.

27 The Principal Sum shall be paid by Defendant to Plaintiff on or before ninety (90) days from the date of May
28 7, 2007, in cash or by cashiers check made payable to Abby Lippincott, and delivered no later then said date

1 to Plaintiff's counsel, Kelly Chase at 1700 County Road, Suite A, Minden, NV 89423. Until and unless
2 Defendant pays the Principal Sum, Defendant covenants and agrees not to encumber the Bavarian Property
3 in any manner, shall keep the property lien free, and to pay all taxes when due as may be applicable to the
4 property. The parties acknowledge and warrant to the other that as of the date hereof, there exists no
5 encumbrances against the Bavarian Property and neither are aware of any facts or circumstances that may
6 result in a claim that could affect the title to the property.

7 4. Upon notice to Plaintiff by Defendant that Defendant intends to pay the Principal
8 Sum, Plaintiff agrees to immediately execute and deliver to an escrow established by Defendant a Grant,
9 Bargain and Sale Deed in a form acceptable to the escrow agent transferring all Plaintiff's right title and
10 interest in and to that real property identified above as the "Bavarian Property" to Defendant, unmarried man
11 as his sole and separate property. Plaintiff will also provide escrow an original expungement of lis pendens
12 filed on said property to be recorded contemporaneously with close of escrow. The deed from Plaintiff and
13 instrument expunging the lis pendens may only be recorded upon payment of the Principal Sum to Plaintiff
14 through said escrow.

15 5. In the event Defendant fails to pay the Principal Sum when due as described in
16 Paragraph 3 above, Plaintiff shall not be required to deliver the Grant, Bargain and Sale Deed nor shall the
17 lis pendens be expunged as described in Paragraph 4 above. In such event, Defendant shall execute and
18 deliver to Plaintiff a promissory note for the Principal Sum secured by a first deed of trust on the Bavarian
19 Property. The promissory note shall be substantially in the form note attached hereto as **Exhibit B** and the
20 deed of trust shall be in a form typical for such instruments in Douglas County, Nevada. The promissory
21 note shall accrue interest at the legal rate (defined in NRS 17.130(2)) and shall be fully due and payable six
22 (6) months from the due date of the Principal Sum (described in Paragraph 3). Upon receipt of the fully
23 executed promissory note and deed of trust in first priority, Plaintiff shall record the Grant, Bargain and Sale
24 Deed followed by the Deed of Trust in first priority and an original expungement of lis pendens filed on said
25 property.

26 Should Defendant fail to timely execute and deliver to Plaintiff the promissory note and first
27 Deed of Trust as required herein, Plaintiff shall be entitled to apply to the Court for an order seeking
28 compliance with this Stipulation including any applicable remedies of contempt of the order of the Court.

1 6. The parties agree that those items of furniture described in Exhibit A as furniture for
2 the child of the parties shall remain in Defendant's possession for the use and benefit of said child. Plaintiff
3 has identified those items of personal property on Exhibit A that are considered Plaintiff's separate property
4 owned prior to the start of the relationship of the parties or obtained as gifts from family, friends or the
5 Defendant (Plaintiff's "separate property"). No later than May 17, 2007, Defendant shall provide to Plaintiff
6 a list identifying those items of furniture or personal property not claimed by Plaintiff on Exhibit A that
7 Defendant wishes to keep and shall pay to Plaintiff sixty percent (60%) of the actual purchase price of such
8 item or the amount determined by the Court under Paragraph 7 if applicable, which such amount shall be
9 added to the Principal Sum as described in Paragraph 3 above. By May 17, 2007, Defendant shall also
10 identify any disputed items identified as Plaintiff's separate property or the price of any purchased item and
11 provide an explanation and back up documents to support the basis of Defendant's claim.

12 Upon receipt of Defendant's May 17, 2007 list identifying the purchase and disputed items,
13 Plaintiff shall be entitled to remove from the Bavarian Property the undisputed items identified by Plaintiff
14 as her separate property and those items not selected by Defendant for purchase. Defendant shall cooperate
15 and render all reasonable assistance to Plaintiff for removal of said items and shall provide Plaintiff and her
16 agents all necessary access to the Bavarian Property as needed; it being understood that Plaintiff may require
17 access on several occasions to completely remove all items. Plaintiff agrees to use all reasonable efforts to
18 minimize the number of trips to remove said items.

19 Defendant agrees to maintain and preserve all items of personal property set forth in Exhibit
20 A in the condition existing as of April 26, 2007 (the date of Plaintiff's inspection of the property), and
21 should any item be damaged or destroyed, Defendant agrees to pay Plaintiff the purchase price of such
22 item(s) as an amount payable hereunder and part of the Principal Sum.

23 7. In the event of any dispute regarding any item of personal property on Exhibit A and
24 the issue cannot be resolved between the parties, the parties agree to jointly apply through their respective
25 attorneys to the Court for determination of the issues. In such event, each party shall bear their own costs
26 and attorneys fees in such application. Should Defendant dispute the price of any item Defendant desires
27 to purchase and the issue cannot be resolved prior to Defendant's payment of the Principal Sum, Defendant
28 shall pay the sum set forth in Exhibit A to Plaintiff's counsel to be held in trust until the Court determines

1 the value thereof, and the said amount shall be released according to the judgment of the Court.

2 8. The parties may use the service of an escrow company to accomplish the recording
3 of the instruments required hereunder if mutually agreeable.

4 9. As material consideration hereunder, the parties hereby agree to fully and irrevocably
5 release, acquit, and discharge the other, and each of them, from any and all liabilities of any kind, claims
6 whether for money in any amount or otherwise, causes of action, damages, costs (including costs of suit and
7 attorneys' fees and expenses), or demands, of whatever nature, character, type, or description, whether
8 known or unknown, existing or potential, or suspected or unsuspected, asserted or may hereafter have or
9 might assert by one party against the other, by reason of any act or omission on the part of either party which
10 liabilities, claims, cross-claims, causes of action, damages, costs or demands are based upon, arise out of,
11 or relate to the facts and circumstances set forth in the Action; however, excepting therefrom any claims that
12 may arise for breach of this agreement and any claims or issues related to the custody case between the
13 parties pending before the Ninth Judicial District Court, Douglas County, Nevada, entitled *Abby Lippincott*
14 *v. James J. Richter*, Case No. 06-PA-0005. In addition, Defendant expressly acknowledges and agrees that
15 the foregoing release of Defendant's claims shall apply to Plaintiff's property located at Squaw Valley,
16 California to the fullest extent permitted by law. In that regard, as further consideration, Defendant
17 expressly waives all rights that he may have under Section 1542 of the California Civil Code, which reads
18 as follows:

19 A general release does not extend to claims which the creditor does not know or
20 expect to exist in his favor at the time of executing the release, which if known
21 by him must have materially affected settlement with the debtor.

22 10. The parties authorize and direct their respective attorneys to file this Stipulation with
23 the Court and request an order approving this Stipulation. Upon payment of all amounts due as required
24 hereunder, the parties agree to dismiss the Action with prejudice. Except as otherwise provided herein all
25 parties are to bear their own expenses and attorney fees incurred in the Action.

26 11. The parties hereto acknowledge that they have been represented in the negotiations
27 for and in preparation of this Agreement by counsel of their own choosing; that the parties hereto have read
28 this Agreement and are fully aware of its contents; and, that all parties enter into this Agreement voluntarily
by their own accord and without force, duress or undue influence, and with all due authority to bind the

1 parties fully hereto.

2 12. NOTICE AND DISCLAIMER AS TO TAX ADVICE: This Agreement has been
3 prepared at the request of the parties with the assistance of their attorneys. Each party acknowledges that
4 the attorneys, and their respective law firms, make no representations as to the tax obligations or
5 consequences to either party as a result of this Agreement. Each party has been specifically advised to seek
6 independent tax advice concerning the effects of this Agreement.

7 13. This Agreement is entered into in the State of Nevada, and shall be construed and
8 interpreted under and in accordance with the laws of the State of Nevada applicable to agreements made and
9 to be wholly performed within the State of Nevada.

10 14. This is a compromise of a disputed debt and is not an admission of liability.

11 15. The parties further agree to execute any additional documents and cooperate with the
12 other as may be necessary to carry out the provisions of this Agreement.


13 16. This Agreement shall be binding upon and shall inure to the benefit of the heirs,
14 estates, executors, administrators and assigns of the parties hereto.

15 IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first
16 above written.

17 **Plaintiff**

Defendant

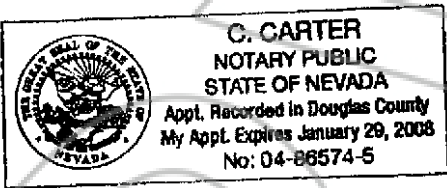
18 
19 Abby Lippincott


James J. Richter

1 STATE OF NEVADA }
2 COUNTY OF DOUGLAS } ss.

3 On May 17, 2007, personally appeared before me, a notary public, ABBY
4 LIPPINCOTT, personally known (or proved) to me to be the person whose name is subscribed to the above
5 instrument who acknowledged that he executed the instrument.

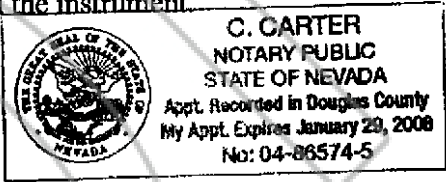
6
7 C. Carter
8 NOTARY PUBLIC



10 STATE OF NEVADA }
11 COUNTY OF Douglas } ss.

12 On May 17, 2007, personally appeared before me, a notary public, JAMES J.
13 RICHTER, personally known (or proved) to me to be the person whose name is subscribed to the above
14 instrument who acknowledged that he executed the instrument.

15
16
17 C. Carter
18 NOTARY PUBLIC



COPY

EXHIBIT A

LIPPINCOTT v. RICHTER
EXHIBIT A
 PERSONAL PROPERTY INVENTORY

ITEM #	ABBY/ J/M/CHILD	LOCATION (Room)	QTY	DESCRIPTION OF PERSONAL PROPERTY	PURCHASED or SEPARATE PROPERTY	PURCHASE PRICE	PAID SHIPPING & MISC CHARGES	TOTAL (Price + Extras)	60.00%
1		DINING ROOM	1	Buffet Stone Top	Furnitureland	\$664.00	\$140.25	\$804.25	\$482.55
2		DINING ROOM	1	Dining Table Double Pedestal	Furnitureland	\$680.00	\$91.80	\$771.80	\$463.08
3		DINING ROOM	1	Pendant Lamp	Furnitureland	\$979.00	\$102.00	\$1,081.00	\$648.60
4		DINING ROOM	1	Dining Table Top	Furnitureland	\$1,008.00	\$142.80	\$1,150.80	\$690.48
5		DINING ROOM	1	Buffet Base	Furnitureland	\$1,733.00	\$166.30	\$1,901.30	\$1,140.78
6		DINING ROOM	2	Chair (arm) + Fabric Protection* See Item #152 below for additional 4 chairs	Furnitureland	\$1,328.00	\$51.00	\$1,379.00	\$827.40
7	ABBY	GUEST BATH	1	Old Man # 2 - Ape (Framing Only)	Fast Frames (print gift to Abby from Lynn Dunn)	\$324.00	\$0.00	\$324.00	\$194.40
8	ABBY	GUEST BATH	1	Old Man # 1 - Spy (Framing Only)	Fast Frames (print gift to Abby from Lynn Dunn)	\$299.00	\$0.00	\$299.00	\$179.40
9	ABBY	GUEST BATH	1	Old Man # 3 - Ape (Framing Only)	Fast Frames (print gift to Abby from Lynn Dunn)	\$299.00	\$0.00	\$299.00	\$179.40
10		GUEST BATH	1	Duetta Top Down/Bottom Up Window Covering	Costco	\$227.00	\$0.00	\$227.00	\$136.20
11		GUEST BATH	2	Hotel Collection Hotel Rugs	Macy's	\$170.00	\$0.00	\$170.00	\$102.00
12	ABBY	GUEST BATH	3	Vanity Fair Prints (unframed, see #7, 8 and 9 above for framing)	Gift to Abby from Lynn Dunn	\$50.00	\$0.00	\$50.00	\$30.00
13		GUEST BEDROOM #1	1	Armoire	Furnitureland	\$2,888.00	\$270.30	\$3,158.30	\$1,894.98
14		GUEST BEDROOM #1	1	Hunter Douglas Vignette Window Coverings	Costco	\$638.00	\$0.00	\$638.00	\$382.80
15	ABBY	GUEST BEDROOM #1	1	Bench	Furnitureland	\$490.00	\$35.70	\$525.70	\$315.42
16		GUEST BEDROOM #2	1	Bali Cellular Shades (Northern Lights)	Costco	\$192.00	\$0.00	\$192.00	\$115.20
17	ABBY	HOME OFFICE	1	Family Photos (Lippincott's Parents)	Abby's Separate Property	\$0.00	\$0.00	\$0.00	\$0.00
18		HOME OFFICE	1	Executive Swivel Chair, Bradington Young	Furnitureland	\$839.00	\$78.54	\$917.54	\$550.52



LIPPINCOTT V. RICHTER
EXHIBIT A
 PERSONAL PROPERTY INVENTORY

ITEM #	ABBY/ JIM/CHILD	LOCATION (Room)	QTY	DESCRIPTION OF PERSONAL PROPERTY	PURCHASED or SEPARATE PROPERTY	PURCHASE PRICE	PAID SHIPPING & MISC CHARGES	TOTAL (Price + Extras)	60.00%
19		HOME OFFICE	1	Duette Hunter Douglas Window Coverings	Costco	\$388.00	\$0.00	\$388.00	\$232.80
20		KITCHEN	25	Holiday Cloth Napkins (Set of 25) (Estimated Cost)	Macy's	\$125.00	\$0.00	\$125.00	\$75.00
21		KITCHEN	25	Holiday Place Mats (Set of 25)	Macy's	\$250.00	\$0.00	\$250.00	\$150.00
22	ABBY	KITCHEN	1	Stainless Steel Serving Fork	Macy's	\$20.00	\$0.00	\$20.00	\$12.00
23	ABBY	KITCHEN	1	Stainless Steel Serving Spoon	Macy's	\$20.00	\$0.00	\$20.00	\$12.00
24	ABBY	KITCHEN	1	Vita-Mix Blender (Estimated value)	X-Mas gift to Abby from Jim	\$400.00	\$0.00	\$400.00	\$240.00
25		KITCHEN	2	Bar Stools by California House	Furnitureland	\$1,242.00	\$91.80	\$1,333.80	\$800.28
26	ABBY (15)	KITCHEN	25	Water Goblets (Set of 25)	Macy's	\$1,350.00	\$0.00	\$1,350.00	\$810.00
27	ABBY (15)	KITCHEN	25	White Wine Glasses (Set of 25)	Macy's	\$1,350.00	\$0.00	\$1,350.00	\$810.00
28	ABBY	KITCHEN	10	Stainless Steel Silverware Place Settings (5-pieces per setting)	Macy's	\$790.00	\$0.00	\$790.00	\$474.00
29		KITCHEN	15	China: Dinner Plates (Set of 25)	Macy's	\$640.00	\$0.00	\$640.00	\$324.00
30		KITCHEN	15	China: Salad Plates (Set of 25)	Macy's	\$360.00	\$0.00	\$360.00	\$216.00
31		KITCHEN	10	Coffee Cups and Mugs (Set of 25)	Macy's	\$330.00	\$0.00	\$330.00	\$198.00
32		KITCHEN	15	China: Dessert Plates (Set of 25)	Macy's	\$300.00	\$0.00	\$300.00	\$180.00
33		KITCHEN	10	China: Cereal Bowls (Set of 25)	Macy's	\$300.00	\$0.00	\$300.00	\$180.00
34	DUPLICATION	KITCHEN	1	Cruisinaart	DUPLICATION	\$0.00	\$0.00	\$0.00	\$0.00
35	ABBY	KITCHEN	1	Cuisinart Brushed Chrome Convection Toaster Oven	Gift to Abby from Jim	\$180.00	\$0.00	\$180.00	\$108.00
36	ABBY	KITCHEN	1	7 Quart Calphalon Saute Pan	Gift to Abby from Asil's	\$100.00	\$0.00	\$100.00	\$60.00
37	ABBY HAS	KITCHEN	1	Cuisinart Food Processor	Abby Has Possession	\$0.00	\$0.00	\$0.00	\$0.00

LIPPINCOTT V. RICHTER
EXHIBIT A
PERSONAL PROPERTY INVENTORY

ITEM #	ABBY/ JIM/CHILD	LOCATION (Room)	QTY	DESCRIPTION OF PERSONAL PROPERTY	PURCHASED or SEPARATE PROPERTY	PURCHASE PRICE	PAID SHIPPING & MISC CHARGES	TOTAL (Price + Extras)	\$0.00%
38		KITCHEN	2	Knife Set Henkels (Set of 4)	Macy's	\$60.00	\$0.00	\$60.00	\$48.00
39	DELETED	KITCHEN	1	Vitamin Shake Spirateen	Vit-Magazine	\$0.00	\$0.00	\$0.00	\$0.00
40	ABBY	KITCHEN	1	Framed Poster "Family"	Catalog Purchase	\$60.00	\$0.00	\$60.00	\$36.00
41	ABBY	KITCHEN	3	Non-Skid Mixing Bowls	Abby's Separate Property	\$44.97	\$0.00	\$44.97	\$26.98
42	ABBY	KITCHEN	1	Wooden Bowl	Candy Dance	\$40.00	\$0.00	\$40.00	\$24.00
43	ABBY	KITCHEN	2	Hennings & Jarrett Artificial Flower Arrangement & White Lennox Vases	Hennings & Jarrett	\$77.22	\$0.00	\$77.22	\$48.33
44		KITCHEN	1	Sugar Bowl	Macy's	\$38.00	\$0.00	\$38.00	\$22.80
45		KITCHEN	2	2 Qt Revereware Sauce Pan	Wal-Mart	\$29.98	\$0.00	\$29.98	\$17.99
46	ABBY	KITCHEN	2	2-Tiered Spice Racks	Abby's Separate Property	\$29.98	\$0.00	\$29.98	\$17.99
47	ABBY	KITCHEN	1	Creamer	Macy's	\$26.00	\$0.00	\$26.00	\$15.60
48		KITCHEN	12	Juice Glasses (12 oz)	Costco	\$24.00	\$0.00	\$24.00	\$14.40
49		KITCHEN	2	10" Regal Sauce Pans	Wal-Mart	\$21.94	\$0.00	\$21.94	\$13.16
50	ABBY HAS	KITCHEN	2	China: Dish Chargers (Set of 4)	Abby Has Possession	\$0.00	\$0.00	\$0.00	\$0.00
51	ABBY	KITCHEN	1	William Bounds Stainless Steel Salt & Pepper Shakers	Gift to Abby from Asti's	\$20.00	\$0.00	\$20.00	\$12.00
52		KITCHEN	12	Juice Glasses (8 oz)	Various	\$18.00	\$0.00	\$18.00	\$10.80
53	ABBY	KITCHEN	6	Pasta Bowls	Cost Plus	\$42.00	\$0.00	\$42.00	\$25.20
54	ABBY	KITCHEN	2	Gravey Boats	Abby's Separate Property	\$36.00	\$0.00	\$36.00	\$21.60
55		KITCHEN	3	Measuring Cups	Various	\$10.86	\$0.00	\$10.86	\$6.52
56		KITCHEN	2	Pyrex Loaf Pans	Various	\$10.54	\$0.00	\$10.54	\$6.32

LIPPINCOTT v. RICHTER
EXHIBIT A
 PERSONAL PROPERTY INVENTORY

ITEM #	ABBY/ JIM/CHILD	LOCATION (Room)	QTY	DESCRIPTION OF PERSONAL PROPERTY	PURCHASED or SEPARATE PROPERTY	PURCHASE PRICE	PAID SHIPPING & MISC CHARGES	TOTAL (Price + Extras)	60.00%
57		KITCHEN	2	Metal 13 x 9 Bakeware Pans	Various	\$7.28	\$0.00	\$7.28	\$4.37
58		KITCHEN	2	Metal Cookie Sheets	Various	\$6.54	\$0.00	\$6.54	\$3.92
59		KITCHEN	1	Glass 8 x 8 Cake Pans	Various	\$5.97	\$0.00	\$5.97	\$3.58
60		LAUNDRY ROOM	1	Sears Washing Machine	Sears	\$1,299.99	\$0.00	\$1,299.99	\$778.99
61		LAUNDRY ROOM	1	Sears Dryer	Sears	\$849.99	\$0.00	\$849.99	\$509.99
62		LINENS	12	Hotel Collection Bath Sheets	Macys	\$600.00	\$0.00	\$600.00	\$360.00
63		LINENS	3	Vail Elite Pillows	Macys	\$360.00	\$0.00	\$360.00	\$216.00
64		LINENS	3	Queen Size Hotel Sheet Sets	Bed Bath & Beyond	\$299.97	\$0.00	\$299.97	\$179.98
65		LINENS	2	King Size Hotel Sheet Sets	Macys	\$199.98	\$0.00	\$199.98	\$119.99
66		LINENS	2	Prima Loft Pillows	Macys	\$160.00	\$0.00	\$160.00	\$96.00
67		LINENS	17	Hand Towels from Macys	Macys	\$140.00	\$0.00	\$140.00	\$84.00
68		LINENS	4	Hotel Collection Bath Towels	Macys	\$100.00	\$0.00	\$100.00	\$60.00
69		LINENS	10	Wash Towels	Macys	\$100.00	\$0.00	\$100.00	\$60.00
70		LIVING ROOM	1	3-Way Lounger + Fabric Protection by Bredington Young	Furnitureland	\$1,203.00	\$117.30	\$1,320.30	\$792.18
71		LIVING ROOM	1	English Console by Lorts	Furnitureland	\$1,647.00	\$71.40	\$1,718.40	\$1,031.04
72	ABBY	LIVING ROOM	1	Photo Album with Photographs	Album discarded by Jim; pictures taken & processed by Abby	\$100.00	\$0.00	\$100.00	\$60.00
73	DUPLICATION	LIVING ROOM	1	Side Tables (2) Century from Furniture Land	Furnitureland	\$0.00	\$0.00	\$0.00	\$0.00
74		LIVING ROOM	1	Sofa w/Pillows + Custom Upholstry + Protectant by Century/Conchane/Fabricate	Furnitureland	\$1,918.00	\$806.00	\$2,724.00	\$1,634.40
75		LIVING ROOM	1	Mantel Cabinet by Lorts	Furnitureland	\$1,439.00	\$188.70	\$1,627.70	\$976.62

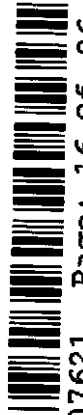


LIPPINCOTT v. RICHTER
EXHIBIT A
 PERSONAL PROPERTY INVENTORY

ITEM #	ABBY/ JIM/CHILD	LOCATION (Room)	QTY	DESCRIPTION OF PERSONAL PROPERTY	PURCHASED or SEPARATE PROPERTY	PURCHASE PRICE	PAID SHIPPING & MISC CHARGES	TOTAL (Price + Extras)	60.00%
76		LIVING ROOM	1	Cocktail Table by Lorts	Furnitureland	\$1,317.00	\$61.20	\$1,378.20	\$826.92
77	DUPLICATION	LIVING ROOM	1	Lorts Cocktail Table	Furnitureland	\$0.00	\$0.00	\$0.00	\$0.00
78	ABBY	LIVING ROOM	1	Original Painting by Myrna W. Allen "The California Poppy"	Gift to Abby from Anna Richter	\$1,200.00	\$0.00	\$1,200.00	\$720.00
79	ABBY	LIVING ROOM	1	Table Lamp, by Lorts (1 of 2)	Furnitureland	\$658.00	\$45.90	\$703.90	\$422.34
80	ABBY	LIVING ROOM	1	Framed, "After the Storm" by Fred Boyce	Fred Boyce	\$482.62	\$0.00	\$482.62	\$289.57
81	ABBY	LIVING ROOM	3	Ceramic Wine Containers	Abby's Separate Property	\$450.00	\$0.00	\$450.00	\$270.00
82	ABBY	LIVING ROOM	1	Comstock 35 x 23 (Poster & Frame)	E-Bay & Fast Frames	\$377.30	\$0.00	\$377.30	\$226.38
83	ABBY	LIVING ROOM	1	1876 Lake Tahoe Pairfing 24 x 32 (Poster & Frame)	Fast Frames	\$358.90	\$0.00	\$358.90	\$215.34
84	ABBY	LIVING ROOM	1	Pair of Quail Wood Carved, Dick Idol Big Sky Carvers	Dick Idol/Internet Purchase	\$292.50	\$0.00	\$292.50	\$175.50
85	ABBY	LIVING ROOM	1	Pintail Wood Carved Duck, Dick Idol, Big Sky Carvers	Winans	\$180.00	\$0.00	\$180.00	\$108.00
86	ABBY	LIVING ROOM	1	Beer Stein w/ld	Abby's Separate Property	\$100.00	\$0.00	\$100.00	\$60.00
87	ABBY	LIVING ROOM	1	Miniature Wooden Wine Barrel	Abby's Separate Property	\$100.00	\$0.00	\$100.00	\$60.00
88	ABBY	LIVING ROOM	1	Malaysian Vase	Gift to Abby from Friend	\$50.00	\$0.00	\$50.00	\$30.00
89	ABBY	LIVING ROOM	1	Throw Blanket (Green)	Abby's Separate Property	\$50.00	\$0.00	\$50.00	\$30.00
90	ABBY	LIVING ROOM	1	Vase w/Stand	Abby's Separate Property	\$30.00	\$0.00	\$30.00	\$18.00
91	ABBY	LIVING ROOM	1	Brown and White Vase	Costco	\$25.00	\$0.00	\$25.00	\$15.00
92	ABBY	LIVING ROOM	1	Framed Postcard (Watercolor Scene)	Abby's Separate Property	\$25.00	\$0.00	\$25.00	\$15.00
93		MASTER BATH	2	Duette Sheer Window Coverings	Costco	\$1,098.00	\$0.00	\$1,098.00	\$658.80
94		MASTER BATH	3	Hotel Collection Hotel Rugs	Macys	\$210.00	\$0.00	\$210.00	\$126.00

LIPPINCOTT V. RICHTER
EXHIBIT A
 PERSONAL PROPERTY INVENTORY

ITEM #	ABBY/ JIM/CHILD	LOCATION (Room)	QTY	DESCRIPTION OF PERSONAL PROPERTY	PURCHASED OR SEPARATE PROPERTY	PURCHASE PRICE	PAID SHIPPING & MISC CHARGES	TOTAL (Price + Extras)	60.00%
95		MASTER BATH	2	Smart Temp Hot/Cold Compresses	Wal-Mart	\$28.88	\$0.00	\$28.88	\$17.33
96	ABBY	MASTER BATH	1	Bamboo Trash Basket	Tahoe City	\$24.00	\$0.00	\$24.00	\$14.40
97		MASTER BEDROOM	1	King Size Bed by Century	Furnitureland	\$5,475.00	\$159.63	\$5,634.63	\$3,380.78
98	ABBY	MASTER BEDROOM	2	Commodies (Night Stands) by Century	Furnitureland	\$3,526.00	\$137.70	\$3,663.70	\$2,198.22
99		MASTER BEDROOM	5	Hunter Douglas Vignette Window Coverings	Costco	\$1,968.00	\$0.00	\$1,968.00	\$1,180.80
100		MASTER BEDROOM	1	King Size Mattress & Box Springs, Sleep Therapy from Mountain Comfort	Mountain Comfort	\$1,250.00	\$0.00	\$1,250.00	\$750.00
101	ABBY	MASTER BEDROOM	1	Kings Size Bedding	Macy's & Bed, Bath & Beyond	\$750.00	\$0.00	\$750.00	\$450.00
102		MASTER BEDROOM	1	Wall Mirror (Leather/Studs)	Wimins	\$500.00	\$0.00	\$500.00	\$300.00
103	ABBY	MASTER BEDROOM	5	Decorative Throw Pillows	Macy's	\$200.00	\$0.00	\$200.00	\$120.00
104	ABBY	MASTER BEDROOM	1	Clay Pottery	Furnitureland	\$65.00	\$5.10	\$70.10	\$42.06
105	ABBY	MASTER BEDROOM	1	Humidifier	Wal-Mart	\$30.00	\$0.00	\$30.00	\$18.00
106	ABBY	MISCELLANEOUS	1	DR Chipper	Dr. Chipper	\$3,914.05	\$0.00	\$3,914.05	\$2,348.43
107	ABBY	MISCELLANEOUS	1	Chalkings Boat Trailer	Abby's Separate Property	\$2,000.00	\$0.00	\$2,000.00	\$1,200.00
108	ABBY	MISCELLANEOUS	1	Diascope 85 mm "Zeiss"	X-Mas gift to Abby from Jim	\$1,898.00	\$0.00	\$1,898.00	\$1,138.80
109	ABBY	MISCELLANEOUS	1	Walker Bay Boat	Tahoe Boat Company	\$700.00	\$0.00	\$700.00	\$420.00
110	ABBY	MISCELLANEOUS	35	Miscellaneous Childrens Videos and DVDs	Miscellaneous	\$400.00	\$0.00	\$400.00	\$240.00
111	ABBY	MISCELLANEOUS	1	Zeiss Tripod	X-Mas gift to Abby from Jim	\$300.00	\$0.00	\$300.00	\$180.00
112	ABBY	MISCELLANEOUS	1	Trolling Motor	Wal-Mart	\$150.00	\$0.00	\$150.00	\$90.00
113		MISCELLANEOUS	1	Hammered Steel Sling Rack (Firewood Rack)	Jim Purchased	\$0.00	\$0.00	\$0.00	\$0.00



LIPPINCOTT v. RICHTER
EXHIBIT A
 PERSONAL PROPERTY INVENTORY

ITEM #	ABBY/ JIM/CHILD	LOCATION (Room)	QTY	DESCRIPTION OF PERSONAL PROPERTY	PURCHASED or SEPARATE PROPERTY	PURCHASE PRICE	PAID SHIPPING & MISC CHARGES	TOTAL (Price + Extras)	50.00%
114	ABBY	MISCELLANEOUS	1	PBS "GOD" Book and Video	PBS On-line	\$50.95	\$0.00	\$50.95	\$30.57
115	ABBY	MISCELLANEOUS	1	Sunset Western Garden Book	Gift to Abby from Lois Lippincott	\$32.00	\$0.00	\$32.00	\$19.20
116	ABBY	MISCELLANEOUS	1	Talking Nemo Book	Wal-Mart	\$25.00	\$0.00	\$25.00	\$15.00
117	ABBY	MISCELLANEOUS	1	National Geographic Field Guide to Bird of N. America	X-Mas gift to Abby from Jim	\$22.00	\$0.00	\$22.00	\$13.20
118	ABBY	MISCELLANEOUS	3	Touch & Feel Books	Wal-Mart	\$21.00	\$0.00	\$21.00	\$12.60
119	ABBY	MISCELLANEOUS	1	Peterson's Field Guide to Birds	X-Mas gift to Abby from Jim	\$20.00	\$0.00	\$20.00	\$12.00
120	ABBY	MISCELLANEOUS	1	Sibley Field Guide to Birds	X-Mas gift to Abby from Jim	\$20.00	\$0.00	\$20.00	\$12.00
121	ABBY	MISCELLANEOUS	1	The Bear Wants More Book	Borders Books	\$16.00	\$0.00	\$16.00	\$9.60
122	ABBY	MISCELLANEOUS	1	The Very Quiet Cricket Book	Borders Books	\$12.00	\$0.00	\$12.00	\$7.20
123	ABBY	MISCELLANEOUS	1	Dr. Seuss Go Dog Go Book	Costco	\$9.00	\$0.00	\$9.00	\$5.40
124	ABBY	MISCELLANEOUS	1	Dr. Seuss Hop on Pop Book	Costco	\$9.00	\$0.00	\$9.00	\$5.40
125	ABBY	MISCELLANEOUS	1	Dr. Seuss Are You My Mother Book	Costco	\$9.00	\$0.00	\$9.00	\$5.40
126	CHILDS	STEVEN'S BATH	1	Furnitureland Sit On Storage/Drawer Unit	Furnitureland	\$364.00	\$25.50	\$389.50	\$233.70
127		STEVEN'S BATH	3	Hotel Collection Hotel Rugs	Macys	\$210.00	\$0.00	\$210.00	\$126.00
128		STEVEN'S BATH	1	Window Coverings	Costco	\$200.00	\$0.00	\$200.00	\$120.00
129	ABBY	STEVEN'S BATH	1	Kidkraft 2-Step Stool	Internet	\$42.99	\$0.00	\$42.99	\$25.79
130		STEVEN'S BATH	2	Brushed Metal Soap Dishes	Bed, Bath & Beyond	\$19.98	\$0.00	\$19.98	\$11.99
131	CHILDS	STEVEN'S BEDROOM	1	Trundle Bed by Stanley	Furnitureland	\$245.00	\$51.00	\$296.00	\$177.60
132	ABBY	STEVEN'S BEDROOM	50	Miscellaneous Toys (estimated quantity and value)	Various	\$500.00	\$0.00	\$500.00	\$300.00

LIPPINCOTT V. RICHTER
EXHIBIT A
 PERSONAL PROPERTY INVENTORY

ITEM #	ABBY/ JIM/CHILD	LOCATION (Room)	QTY	DESCRIPTION OF PERSONAL PROPERTY	PURCHASED or SEPARATE PROPERTY	PURCHASE PRICE	PAID SHIPPING & MISC CHARGES	TOTAL (Price + Extras)	60.00%
133	CHILDS	STEVEN'S BEDROOM	1	Double Slat Bed (Stanley from Furnitureland)	Furnitureland	\$480.00	\$175.44	\$665.44	\$399.26
134	CHILDS	STEVEN'S BEDROOM	2	Night Stands by Stanley	Furnitureland	\$480.00	\$148.92	\$638.92	\$383.35
135	CHILDS	STEVEN'S BEDROOM	1	Computer Desk by Stanley	Furnitureland	\$427.00	\$145.86	\$572.86	\$343.72
136	CHILDS	STEVEN'S BEDROOM	1	Hutch by Stanley	Furnitureland	\$399.00	\$140.76	\$539.76	\$323.86
137		STEVEN'S BEDROOM	2	Queen and Twin Down Comforters	Macys	\$398.00	\$0.00	\$398.00	\$238.80
138	ABBY	STEVEN'S BEDROOM	5	Cast Iron Toys	E-Bay /Store	\$350.00	\$0.00	\$350.00	\$210.00
139	CHILDS	STEVEN'S BEDROOM	1	Sleep Therapy Mattress	Mt. Home Center	\$245.00	\$0.00	\$245.00	\$147.00
140	ABBY	STEVEN'S BEDROOM	10	Plush Dolls	Miscellaneous	\$200.00	\$0.00	\$200.00	\$120.00
141		STEVEN'S BEDROOM	2	600 Count Hotel Queen and Twin Sheet Sets	Bed, Bath & Beyond	\$199.98	\$0.00	\$199.98	\$119.99
142		STEVEN'S BEDROOM	2	Bali Cellular Shades (Northern Lights)	Company Store	\$192.00	\$0.00	\$192.00	\$115.20
143	CHILDS	STEVEN'S BEDROOM	1	Chair (Stanley from Furnitureland)	Furnitureland	\$189.00	\$38.76	\$227.76	\$136.66
144		STEVEN'S BEDROOM	1	The Company Store Bedspread (Train)	Company Store	\$175.00	\$0.00	\$175.00	\$105.00
145		STEVEN'S BEDROOM	3	Bed Pillows	Macys	\$160.00	\$0.00	\$160.00	\$96.00
146	CHILDS	STEVEN'S BEDROOM	1	Spring Air Child's Twin Mattress	Furnitureland	\$154.00	\$40.80	\$194.80	\$116.88
147		STEVEN'S BEDROOM	2	Queen and Twin Mattress Covers	Macys	\$120.00	\$0.00	\$120.00	\$72.00
148		STEVEN'S BEDROOM	2	Queen and Twin Blankets	Macys	\$70.00	\$0.00	\$70.00	\$42.00
149		STEVEN'S BEDROOM	2	The Company Store Pillow Shams (Train)	Company Store	\$60.00	\$0.00	\$60.00	\$36.00
150		STEVEN'S BEDROOM	1	Cassette Player	Wal-Mart	\$20.00	\$0.00	\$20.00	\$12.00

BK- 0807
 PG- 4811
 08/16/2007

LIPPINCOTT v. RICHTER
EXHIBIT A
 PERSONAL PROPERTY INVENTORY

ITEM #	ABBY/ JIM/CHILD	LOCATION (Room)	QTY	DESCRIPTION OF PERSONAL PROPERTY	PURCHASED or SEPARATE PROPERTY	PURCHASE PRICE	PAID SHIPPING & MISC CHARGES	TOTAL (Price + Extras)	60.00%
ITEMS OMITTED FROM ORIGINAL LIST									
151	ABBY	GREATROOM	25	Reader's Digest Condensed Books	Abby's Separate Property	\$0.00	\$0.00	\$0.00	\$0.00
152		DININGROOM	4	Additional Dining Room Chairs	Furnitureland	\$2,564.00	\$91.80	\$2,655.80	\$1,593.48
153	ABBY	BACK PORCH	1	Bird House	Abby's Separate Property	\$0.00	\$0.00	\$0.00	\$0.00
154	ABBY	STEVEN'S BEDROOM	1	Pilgram/Thanksgiving Book	Gift from Lois Lippincott	Gift	\$0.00	\$0.00	\$0.00
155		925 OPALITE	2	Framed Fosters (Art Deco)	Winans	Jim Purchased	\$0.00	\$0.00	\$0.00
156		925 OPALITE	1	End Table (Matching one at Bavarian)	Winans	Jim Purchased	\$0.00	\$0.00	\$0.00
157		925 OPALITE	1	Table Lamp-Brown (Matching one at Bavarian)	Winans	Jim Purchased	\$0.00	\$0.00	\$0.00
158	ABBY	STEVEN'S BEDROOM	1	Miniature Ferry Boat	Gift from Lois Lippincott	Gift	\$0.00	\$0.00	\$0.00
159	CHILD	STEVEN'S BEDROOM	1	Dresser	Furnitureland	\$644.00	\$182.58	\$826.58	\$495.95

FURNITURELAND SOUTH LIFE STYLE.

5635 Riverdale Drive
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Jamestown, NC 27282-1550
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Fax (336) 822-3047

Statement

Page: 1 of 3
Date Printed: 05/09/07

Customer - 430490

RICHTER, JIM & ABBY
1666 SUNSHINE ROAD
MINDEN, NV 89701

Order #: 917279
Order Date: 08/16/2004
Account Balance: 0.00

FLS ID	Product ID	Item	Invoice #	Price	Warranty	Delivery	Tax	Total
Manufacturer: BARD								
590000036801	4168	CLAY	364093	65.00	0.00	5.10	0.00	70.10
Manufacturer: BERNHARDT								
161403801	365-133	BUFFET BASE	364093	1733.00	0.00	168.30	0.00	1901.30
161404001	365-134	BUFFET STONE TP	334093	664.00	0.00	140.25	0.00	804.25
161403101	365-242	DIN TABLE TOP	364093	1908.00	0.00	142.80	0.00	1150.80
161403201	365-244	DBL PED TBL BSE	364093	580.00	0.00	91.90	0.00	771.80
161403301	365-541	UPH BK SIDE CH	364093	616.00	0.00	22.95	0.00	638.95
161403401	365-541	UPH BK SIDE CH	364093	616.00	0.00	22.95	0.00	638.95
161403501	365-541	UPH BK SIDE CH	364093	616.00	0.00	22.95	0.00	638.95
161403601	365-541	UPH BK SIDE CH	364093	615.00	0.00	22.95	0.00	638.95
161403701	365-542	UPH BK ARM CH	364093	664.00	0.00	25.50	0.00	689.50
161403801	365-542	UPH BK ARM CH	364093	664.00	0.00	25.50	0.00	689.50
161403001	370-144	ARMOIRE	364093	2888.00	0.00	270.30	0.00	3158.30
161404101	370-608	BENCH	364093	490.00	0.00	35.70	0.00	525.70
Manufacturer: BRADINGTON YOUNG, INC								
161404301	1235-10	EXECUTIVE SWIVEL	364093	838.00	0.00	78.54	0.00	917.54
161404201	3641	3-WAY LOUNGER	364093	1203.00	0.00	117.30	0.00	1320.30
Manufacturer: CALIFORNIA HOUSE								
161404601	C1815-C	Abby Has GAME CHAIR	-COM 364093	637.00	0.00	25.50	0.00	662.50
161404401	S2725-C	BARSTOOL	-COM 364093	621.00	0.00	45.90	0.00	666.90*
161404501	S2725-C	BARSTOOL	-COM 364093	621.00	0.00	45.90	0.00	666.90
163617901	S2725-C	BARSTOOL	-COM 364093	621.00	0.00	45.90	0.00	666.90
203271001	S2725-C	R-BARSTOOL	364093	621.00	0.00	45.90	0.00	666.90
Manufacturer: CENTURY FURNITURE								
161405301	521-207	Abby Has DRESSER	364093	3346.00	0.00	141.78	0.00	3487.78
161405101	521-222	COMMODE	364093	1763.00	0.00	68.85	0.00	1831.85
161405201	521-222	COMMODE	364093	1763.00	0.00	68.85	0.00	1831.85
161404801	531-793L	ENTERTAINMENT CENTER	364093	2702.00	0.00	173.40	0.00	2875.40*
207270301	531-793L	R-ENTERTAINMENT CENTER	364093	2702.00	0.00	173.40	0.00	2875.40
161404901	531-794R	ENTERTAINMENT CENTER	364093	2702.00	0.00	173.40	0.00	2875.40*
207270401	531-794R	R-ENTERTAINMENT CENTER	364093	2702.00	0.00	173.40	0.00	2875.40
161404701	531-795	ENTERTAINMENT CENTER	364093	5805.00	0.00	265.20	0.00	6070.20*
207270201	531-795	R-ENTERTAINMENT CENTER	364093	5805.00	0.00	265.20	0.00	6070.20
161405001	571-176	BED	364093	5475.00	0.00	159.63	0.00	5634.63
Manufacturer: CENTURY UPHOLSTERY								
161405401	LTD72842	SOFA	364093	1918.00	0.00	153.00	0.00	2071.00
161405501	LTD72844	LOVESEAT	364093	1869.00	0.00	153.00	0.00	2022.00

*next to the total indicates the item has been credited



BK- 0807
PG- 4813

FURNITURELAND SOUTH LIFE STYLE.

5635 Rivertale Drive
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Statement

Page: 2 of 3
Date Printed: 05/09/07

Customer: 430490

RICHTER, JIM & ABBY
1666 SUNSHINE ROAD
MINDEN, NV 89701

Order #: 917279
Order Date: 08/16/2004
Account Balance: 0.00

FLS ID	Product ID	Item	Invoice #	Price	Warranty	Delivery	Tax	Total
161408001	60481-24	2.00 Yards	364093	148.00	0.00	10.00	0.00	158.00
161407901	70558 S 27	10.00 Yards	364093	290.00	0.00	10.00	0.00	300.00
Manufacturer: COCHRANE FURNITURE								
161408101	93661-28	3.00 Yards	364093	102.00	0.00	10.00	0.00	112.00
183618001	93661-28	2.00 Yards	364093	68.00	0.00	10.00	0.00	78.00
Manufacturer: FINE ART LAMPS								
161405601	612542	PENDANT	364093	979.00	0.00	102.00	0.00	1081.00
Manufacturer: FLS FABRICOATE								
223622501	FABRICOATE		364093	482.00	0.00	0.00	0.00	482.00
Manufacturer: FREMARC DESIGNS								
161405801	12936	GAME CHAIR -COM	364093	861.00	0.00	51.00	0.00	912.00
161405901	12936	GAME CHAIR -COM	364093	861.00	0.00	51.00	0.00	912.00
161406001	12936	GAME CHAIR -COM	364093	861.00	0.00	51.00	0.00	912.00
161406101	12936	GAME CHAIR -COM	364093	861.00	0.00	51.00	0.00	912.00
161405701	54328	44 INCH ROUND	364093	1815.00	0.00	102.00	0.00	1917.00
Manufacturer: GUARDSMAN								
167627601	8700-008	Leather Protection Kit	364093	155.00	0.00	15.00	0.00	173.00
Manufacturer: HUNTINGTON HOUSE FURN, INC								
161406201	4082-56	Swivel	364093	1024.00	0.00	70.38	0.00	1094.38
Manufacturer: LORTS								
161406401	1216	LAMP TABLE	364093	558.00	0.00	45.90	0.00	703.90
161406501	1216	LAMP TABLE	364093	558.00	0.00	45.90	0.00	703.90
161406301	1218	COCKTAIL TABLE	364093	1317.00	0.00	61.20	0.00	1378.20
161406701	7163	Mantel Cabinet	364093	1439.00	0.00	188.70	0.00	1627.70
161406601	9823	ENGLISH CONSOLE	364093	1647.00	0.00	71.40	0.00	1718.40
Manufacturer: OKLAHOMA CASTING COMPANY								
28812601	0272-B	3 FROGS ON BOOK	364093	35.00	0.00	5.10	0.00	40.10
Manufacturer: SPRING AIR								
161406801	5074-33-M	Mat Twin Kid-Rific	364093	154.00	0.00	40.80	0.00	194.80
Manufacturer: STANLEY FURNITURE								
161407601	353-14-83	BED AND BATH STORAGE BE	364093	364.00	0.00	25.50	0.00	389.50
161406901	449-14-05	DRESSER	364093	644.00	0.00	182.58	0.00	826.58
161407001	449-14-224	COMPUTER HUTCH	364093	399.00	0.00	140.75	0.00	539.75
161407101	449-14-226	COMPUTER DESK	364093	427.00	0.00	145.86	0.00	572.86
161407401	449-14-42	4 1/2 DOUBLE SLAT BED	364093	490.00	0.00	175.44	0.00	665.44
161407501	449-14-56	3/3 TRUNDLE UNIT (can a's	364093	245.00	0.00	51.00	0.00	296.00

next to the total indicates the item has been credited



FURNITURELAND SOUTH LIFE. STYLE.

5635 Riverdale Drive
PO Box 1550
Jamesstown, NC 27282-1550
Phone (336) 822-3000
Fax (336) 822-3047

Statement

Page: 3 of 3
Date Printed: 05/09/07

Customer - 430490

RICHTER, JIM & ABBY
1656 SUNSHINE ROAD
MINDEN, NV 89701

Order #: 917279
Order Date: 08/16/2004
Account Balance: 0.00

FLS ID	Product ID	Item	Invoice #	Price	Warranty	Delivery	Tax	Total
161407201	449-14-70	DESK CHAIR	364093	189.00	0.00	38.76	0.00	227.76
161407301	449-14-80	NIGHT STAND	364093	245.00	0.00	74.46	0.00	319.46
191081701	449-14-80	NIGHT STAND	364093	259.00	0.00	74.46	0.00	333.46

Manufacturer: WILDWOOD LAMP COMPANY

161407701	11460	TERIFIC TURTLES LAMP	364093	196.00	0.00	12.24	0.00	208.24
161407801	5466	LAMP	364093	224.00	0.00	5.10	0.00	229.10

Order Summary

Merchandise Total	73135.00
Warranty Total	0.00
Delivery Total	5289.64
Tax Total	0.00
Order Total	78424.64

Order Total	78424.64
Payments	-65711.74
Transfers	0.00
Credits	-12487.90
Price Adjustments	0.00
Delivery/Tax Adjustments	0.00
Redelivery Fees	0.00
Allowances	-225.00
Reversals	0.00
All Other Adjustments	0.00
Order Balance	0.00

Payments

Date	Type	Reference #	Additional Reference #	Amount
08/17/04	Dep Conversion	1012		-21,992.52
12/22/04	Payment Conversion	804188		-39,435.39
01/19/05	Payment Conversion	811876		-3,728.55
06/10/05	Dep Conversion	ECHECK		-110.04
11/16/05	Payment Conversion	113		-445.24

Credits

Number	Date	Price	Warranty	Delivery	Tax	Restocking Fee	Total
364094	10/12/2005	-11830.00	0.00	-657.90	0.00	0.00	-12487.90

Allowances

Number	Date	Amount
0	05/17/2005	-150.00
0	06/08/2005	-75.00

*next to the total indicates the item has been credited



COPY

EXHIBIT B



PROMISSORY NOTE SECURED BY DEED OF TRUST

\$ _____

Minden, Nevada
August ____, 2007

FOR VALUE RECEIVED, the undersigned Maker, JAMES J. RICHTER, hereby promises to pay to ABBY LIPPINCOTT, or order, the sum of _____ and ___/100 DOLLARS (\$ _____) with interest from the ___ day of August 5, 2007, on unpaid principal at the rate of the Legal Rate defined in NRS 17.130; payable in full on or before six (6) months from the date hereof, on which day the principal sum with all accrued interest due thereon, shall become due and payable.

Principal and interest payable in lawful money of the United States. Maker has the right of prepayment at any time and in any amount without penalty; and if so, any sums prepaid shall first be applied to accrued interest. Should the Trustors (Makers herein) or their successors in interest, without the consent in writing of the Beneficiary of said Deed of Trust sell, transfer or convey or permit their interest in the property to be sold, transferred or conveyed, or any part thereof, then the Beneficiary may, at his option, declare all sums hereunder and secured by the Deed of Trust immediately due and payable.

The undersigned Maker promises and agrees in the event it shall make a general assignment for the benefit of creditors or be adjudged bankrupt, or shall fail to perform any covenant in the deed of trust securing this Note, or shall be in default in the making of any payments of principal or interest hereunder, then upon the happening of any one of such events, the whole sum of principal and interest which is then unpaid shall become immediately due and payable at the option of holder hereof, although the time of maturity as expressed in this Promissory Note shall not have arrived.

Maker waives presentment for payment, demand, notice, protest and notice of protest, diligence and nonpayment of this note, and all defenses on the ground of any extension of time of payment that may be given by the holder or holders, and/or any other defenses.



This note and the obligations herein shall be binding upon Maker, and his heirs, personal representatives, successors and assigns, and all other parties who may become secondarily liable for the payment of the obligation evidenced hereby, such liability to continue in the event that any extension of time for repayment is given to maker, trustor or his successors in interest.

This note is secured by a Deed of Trust recorded _____, 2007 as Document number _____ in the Official Records of Douglas County, Nevada.

MAKER

JAMES J. RICHTER

DO NOT DESTROY THIS NOTE:
When paid, this note with the original Deed of Trust securing same, must be surrendered to the Trustee for cancellation before reconveyance will be made.

BY _____
DATE _____
Notary Public for the State of Nevada
My Commission Expires _____

COPY

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: 7/9/07

Barbara J. Griffin, Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By: J. Haler Deputy

