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03/15/2010 02:49 PM Deputy: DW

OFFICIAL RECORD

Requested By:

SILVERMAN DECARIA &

KATTELMAN

Douglas County - NV

Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00

BK-0310 PG- 3207 RPTT: 0.00



Assessor's Parcel Number: 1220-31-001-014

Recording Requested By:

Name: Silverman, Decaria & Kattlemen

Address: 6140 Plumas St.

City/State/Zip Reno, NV 89519

Real Property Transfer Tax:

\$ _____

Lis Pendens

(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 Gary R. Silverman, R. Kait McLendon Kent
2 Nevada Bar No. 409 (GRS), 9861 (KMK)
3 Silverman, Decaria & Kattelman, Chtd.
4 6140 Plumas Street, Suite 200
5 Reno, Nevada 89519
6 Telephone: 775/322-3223
7 Facsimile: 775/322-3649
8 Attorneys for Plaintiff

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11 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
12 **IN AND FOR THE COUNTY OF DOUGLAS**

13 JAMES R. BERES JR.,

14 + + + + +

15 Plaintiff,

16 vs.

17 CASE NO. 10-DI-0067

18 DANA A. BERES,
19 JOHN DOES I THROUGH XX,
20 to include Doe individuals, corporations,
21 limited liability companies, partnerships, trusts,
22 limited partnerships and such other individuals
23 or entities as may exist or be formed.

24 DEPT. NO. I

25 Defendants.

26 **LIS PENDENS**

27 COMES NOW Plaintiff, JAMES R. BERES, JR., and hereby gives Notice that on
28 the 1st day of March, 2010 and the 12th day of March, 2010 Plaintiff in the above-
captioned case filed a Complaint and an Amended Complaint, respectfully, affecting title
to the real property commonly known as 921 Fairview Lane, Gardnerville, Nevada,
Douglas County, Nevada described as follows:

PARCEL 1:

**PARCEL 3A OF PARCEL MAP LDA 01-080 FOR WAYNE
& DEBRA PROUTY AND PALMER & BARBARA KNAPP,
FILED FOR RECORD WITH THE DOUGLAS COUNTY
RECORDER ON MAY 1, 2002 IN BOOK 0502 OF
OFFICIAL RECORDS, PAGE 14, AS DOCUMENT NO.
541118.**

PARCEL 2:

A PRIVATE ACCESS EASEMENT AS SET FORTH IN A RECIPROCAL EASEMENT RECORDED MAY 13, 2005 IN BOOK 0505 OF OFFICIAL RECORDS, PAGE 6212, AS DOCUMENT NO. 644354.

and the water rights listed on recorder's documents #0680158 and described as follows:

Claim/Right	Land Area	Duty	Total
540-000-00-9	.76 acres	4.5	3.42 AFA
540-000-00-1	18.15 acres	4.5	81.675 AFA
540-000-00-1	<u>1.50 acres</u>	4.5	<u>6.75 AFA</u>
TOTAL	20.41 acres		91.845 AFA

The above described water rights are appurtenant to and benefit that certain property commonly know as APN 1220-31-001-014, old APN 19-300-500) which is further described as Parcel 3A of Parcel Map LDA 01-080 for Wayne and Debra Prouty and Palmer and Barbara Knapp, recorded on May 1, 2002, in Book 502, at Page 14, as Document 541118 Douglas County Records.

2. The names of the parties are:

Plaintiff: James R. Beres, Jr.

Defendant(s): Dana A. Beres

3. The Complaint seeks a declaration decreeing James R. Beres, Sr., and James R. Beres, Jr. to be an owner of an undivided seventy-five percent interest in the above-described property and a judgment and equitable lien for contribution and reimbursement for payments made to maintain the Property.

DATED this 15th day of March, 2010.

SILVERMAN, DECARIA & KATTELMAN, CHTD.

Kait M. McLendon Kent
R. KAIT MCLENDON KENT
Attorney for Plaintiff

Pursuant to NRS 239B.030 the undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

