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05/11/2010 11:33AM Deputy: DW
OFFICIAL RECORD
Requested By:
PHIL FRINK & ASSOCIATES,
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-510 PG-1737 RPTT: 0.00

APN: 1320-33-811-039
No. 30235

WHEN RECORDED RETURN TO:
Phil Frink & Associates, Inc.
1895 Plumas Street, Suite 5
Reno, NV 89509



(Space Above for Recorder's Use Only)

NOTICE OF DELINQUENT ASSESSMENT-CLAIM OF LIEN

Notice is hereby given that Chichester Estates Property Owners Association hereinafter called Association, formed to provide the maintenance and preservation of the common area of the Association in the County of Douglas, State of Nevada, pursuant to NRS 116.3116 for the services performed which were to be and were actually furnished, used and performed on the said premises, located in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 11, on Block B, of FINAL SUBDIVISION MAP #1006-4 FOR CHICHESTER ESTATES, PHASE 4, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 11, 1997, in Book 1297, Page 2264, as Document No. 428220.

And that the whole of said real estate upon which the buildings are situate is reasonably necessary for the convenient use and occupancy of said buildings.

That Daniel E. Edwards and Gunilla M. Edwards, Trustees of the Daniel E. Edwards and Gunilla M. Edwards 2003 Family Trust, is/are the name(s) of the owner(s) or reputed owner(s) of said property and improvements hereinabove described.

That the prorata assessment and special assessments, if any, which shall constitute a lien against the above described property amount to \$50.00 semi-annually, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded September 13, 1995, in Book 995, at Page 1652, as Document No. 370296 of Official Records of Douglas County, State of Nevada, and any supplements or amendments thereto, and which have been supplied to and agreed to by said owner(s) or reputed owner(s). That the Association has made demand for payment of the total amount due and owing but said sum has not been paid.

That the amount now owing and unpaid totals \$447.17 as of April 27, 2010, and increases at the rate of \$50.00 semi-annually, plus late charges in the amount of \$20.00 per month, plus interest in the amount of 5.25% per annum on the balance due, plus attorney fees and the fees of the agent of the Managing Body of the Association incurred in connection with the preparation, recording and foreclosure of this lien.


WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens and mechanics upon said property and buildings and other improvements thereon, as above described,



upon the land which the same is erected, together with convenient space above the same as may be and for the costs of preparation and recordation of this claim of lien, the whole of said property being reasonably necessary for the proper use and occupancy of said buildings and other improvements situated thereon.

DATED: May 10, 2010

Phil Frink & Associates, Inc. as Agent
For the Managing Body of Chichester Estates
Property Owners Association


BY: Krystal Lambrecht, Foreclosure Officer

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on May 10, 2010
by Krystal Lambrecht.


NOTARY PUBLIC

