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OFFICIAL RECORD

Requested By:
EDGAR C SMITH

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 5 Fee: 18.00
BK-0811 PG- 0383 RPTT: 0.00



Assessor's Parcel Number: 1318-15-804-008

Recording Requested By:

Name: Edgar C. Smith, Esq.

Address: 1731 Village Center Circle

City/State/Zip Las Vegas, Nevada 89134

Real Property Transfer Tax:

\$ _____

Notice of Pending 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.

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1 Case No.: 11-CV-0243
2 Dept.: II
3 LAW OFFICE OF EDGAR C. SMITH
4 Edgar C. Smith, Esq.
5 State Bar No. 5506
6 1731 Village Center Circle
7 Las Vegas, Nevada 89134
8 (702) 388-0040
9 Attorney for Plaintiff City National Bank

AUG - 2 2011

2011 AUG -2 PM 2:42

DOUGLAS COUNTY
DISTRICT COURT CLERK

TED THUAN
CLERK

M. BIAGGINI DEPUTY

BK- 0811
PG- 384
08/03/2011
0787409 Page: 2 of 5

NINTH JUDICIAL DISTRICT COURT
DOUGLAS COUNTY, NEVADA

10 CITY NATIONAL BANK, a national banking
11 association, successor by merger to Business Bank
12 of Nevada,

NOTICE OF PENDING ACTION

Plaintiff,

14 -vs-

15 LAKE SALMON, LLC, a Nevada Limited
16 Liability Company; U.S. BANK, N.A.; Lewis S.
17 Feldman, Individually, and as Trustee of the
18 Feldman Family Trust under Trust Agreement
19 Dated February 24, 1995 and as Amended on
20 October 27, 2008; Feldman Family Trust under
21 Trust Agreement Dated February 24, 1995; Marta
22 Jo Schachtli as Trustee of the Feldman Family
23 Trust under Trust Agreement Dated February 24,
24 1995; Gordon R. Lane, an Individual; Leslie J.
25 Shaw, an individual; and all persons claiming any
26 right, title or interest in and to the real property
27 and improvements thereon commonly known as
28 178 U.S. Highway 50, Round Hill, Douglas
County, Nevada, and further designated as
Assessor's Parcel Number #1318-15-804-008,
Douglas County, Nevada, and designated herein as
DOES I through XX, inclusive; DOES XXI-XXX,
inclusive,

Defendants

///

///

NOTICE OF PENDING ACTION

TO ALL INTERESTED PARTIES:

TAKE NOTICE that an action has been filed by City National Bank, a national banking association, successor by merger to Business Bank of Nevada, ("City National Bank" or "Plaintiff") in the Ninth Judicial District Court for Douglas County, Nevada affecting title to certain real estate, as follows:

NAMES OF THE PARTIES: City National Bank, Plaintiff; Lake Salmon, LLC, a Nevada Limited Liability Company; U.S. Bank, N.A.; Lewis S. Feldman, Individually, and as Trustee of the Feldman Family Trust under Trust Agreement Dated February 24, 1995 and as Amended on October 27, 2008; Feldman Family Trust under Trust Agreement Dated February 24, 1995; Martha Jo Schachtli as Trustee of the Feldman Family Trust under Trust Agreement Dated February 24, 1995; Gordon R. Lane, an Individual; Leslie J. Shaw, an Individual; and all persons claiming any right, title or interest in and to the real property and improvements thereon commonly known as 178 U.S. Highway 50, Round Hill, Douglas County, Nevada (Assessor's Parcel Number 1318-15-804-008) and designated herein as DOES I through XX, inclusive; DOES XXI through XXX, inclusive, Defendants.

OBJECT OF THE ACTION: A court declaration of the Plaintiff's rights in the subject property under that certain record of survey recorded on June 13, 2008 and that construction deed of trust recorded March 21, 2003 and as amended by modification of deed of trust recorded on January 30, 2004, and given by Lake Salmon, LLC as security for repayment of a loan by Business Bank of Nevada in the principal amount of \$1,177,500.00 to Defendant Lake Salmon, LLC; that the Plaintiff is the successor by merger with Business Bank of Nevada; that the deed of trust when recorded be deemed to encumber all title to the property as of June 13, 2008; and for a decree of quiet title.

1. **DESCRIPTION OF PROPERTY AFFECTED:** 178 U.S. Highway 50, Zephyr Cove, Nevada 89448, and further described as A.P.N. # 1318-15-804-004, together with an easement across A.P.N. # 1318-15-804-003 and legally described as:

///

1 All that real property situated in the County of Douglas, State of Nevada, described as follows:

2 Tract B of Record of Survey Map recorded June 13, 2008 as Document No. 724986,
3 described as follows:

4 All that portion of the Southwest ¼ of the Southeast ¼ of Section 15, Township 13 North,
5 Range 18 East, M.D.B. & M., more particularly described as follows:
6 BEGINNING at a point on the South line of said Section 15 which bears South 89°55'52"
7 East 773.91 feet from the South ¼ corner of said Section 15;
8 thence North 30°31'57" West 130.36 feet;
9 thence North 59°52'38" East 72.45 feet;
10 thence North 30°15'34" East 47.99 feet;
11 thence South 47°41'08" East 282.79 feet;
12 thence North 89°55'52" West 229.74 feet to the point of beginning.


13 Containing 28,433 square feet, more or less.

14 The Basis of Bearing for this description is the bearing North 89°55'52" West along the
15 South line of said Section 15, per Document No. 506814, and is identical to that in that
16 certain grant deed recorded in Book 010 at page 2552, on January 9, 2001 as Document No.
17 0506814, official records of Douglas County, Nevada.

18 Assessor's Parcel Number #1318-15-804-008.

19 Dated: July 28, 2011

LAW OFFICE OF EDGAR C. SMITH

20 By: 
21 EDGAR C. SMITH, Esq.
22 Nevada Bar No. 5506
23 1731 Village Center Circle
24 Las Vegas, Nevada 89134
25 Attorney for Plaintiff
26 City National Bank

**NINTH JUDICIAL DISTRICT COURT
COUNTY OF DOUGLAS, STATE OF NEVADA**

**AFFIRMATION
Pursuant to NRS 239B.030**

The undersigned does hereby affirm that the preceding document, _____
Notice of Pending Action

(Title of Document)

filed in case number: _____

Document does not contain the social security number of any person.

-OR-

Document contains the social security number of a person as required by:

A specific state or federal law, to wit:

(State specific state or federal law)

-or-

For the administration of a public program

-or-

For an application for a federal or state grant

-or-

Confidential Family Court Information Sheet
(NRS 125.130, NRS 125.230 and NRS 125B.055)

Date: July 28, 2011



(Signature)

Edgar C. Smith

(Print Name)

Plaintiff

(Attorney for)

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office

DATE 8/2/11

TED THRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By m. Maygan Deputy