

22-

OFFICIAL RECORD
Requested By:
JOAN BECKSTED

APN: 1220 -16-810-003

When recorded, return to:
✓ Joan M Becksted
1407 S. RIVERVIEW
GARDNERVILLE, NV 89460

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 9 Fee: 22.00
BK-1111 PG- 4900 RPTT: 0.00



NOTICE OF LIEN CLAIM

NOTICE IS HEREBY GIVEN that:

1. Joan M. Becksted hereby claims a mechanic's lien pursuant to the provisions of NRS 108.221, et seq., laws of the State of Nevada, in the amount of \$ 26,890.09 on the real property and improvements located in the City of GARDNERVILLE PARISHOS, County of Douglas, State of Nevada, commonly known as 1309 MUIR R. Gardnerville, NV 89460, and more particularly described as follows:

(Insert legal description here, or reference exhibit A attached and incorporated by reference. Check NRS 111.312 concerning the recordation of documents pertaining to property with metes and bounds legal description.).

2. The owner or reputed owner of the above-described property is Antoinette JACOBS, whose address is 1309 MUIR ST., GARDNERVILLE, Nevada. 89460

See attached 3. This lien is claimed for materials and labor for (specify work performed) _____ at the above address.

4. Said labor and materials were supplied at the express direction and order of the owner, Antoinette Jacobs, pursuant to (specify terms of engagement) _____, with terms and conditions which provided for payment to be made when the work was completed.

5. Notice to the reputed owner of labor and materials being supplied was delivered by certified mail on the 22nd day of NOV., 2011, all in accordance with NRS 108.245.

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6. Ninety (90) days have not elapsed since the completion of the work or improvement on the property described above. The last date lien claimant furnished labor or materials was 10-21-11. (State whether a Certificate of Completion has been filed.)

7. The claimant herein is entitled to reasonable attorney's fees, statutory interest on the amount of this lien claim, and costs incurred in perfecting this lien claim.

DATED this 22 day of NOVEMBER, 2011.

(NAME OF LIEN CLAIMANT)

By Joan M. Becksted
Print name Joan M. Becksted

(ACKNOWLEDGMENT)

NOTE: Effective July 1, 2003, all documents (except maps) submitted for recording in Nevada must be on 8½ inch by 11 inch paper, have a margin of 1 inch on the left and right sides and at the bottom of each page, have a space of 3 inches by 3 inches at the upper right corner of the first page, and have a margin of 1 inch at the top of each succeeding page. (NRS 247.110(4), effective July 1, 2003) Documents recorded in Clark County, Nevada, were required to be in that format prior to July 1, 2003.

See NRS 108.226.
Service should be made pursuant to NRS 108.227.

DOC # 788085
08/17/2011 11:51AM Deputy: SG
OFFICIAL RECORD
Requested By:
First American Title Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-811 PG-2779 RPTT: 0.00

A. P. No. 1220-16-810-003
Escrow No. 2412374-SC

When recorded mail to:
J. Becksted
1407 Riverview Dr
Gardnerville, NV
89410



This instrument is being recorded as an "Accommodation Only" by First American Title Insurance Company and has not been examined as to its validity, execution or its effect upon title, if any.

DEED OF TRUST
WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made August 16, 2011, between ANTOINETTE JACOBS, an unmarried woman, herein called "Trustor", whose address is: 1309 Muir Drive, Gardnerville, NV 89460, FIRST AMERICAN TITLE INSURANCE CORPORATION, a California Corporation, herein called "Trustee", and JOAN BECKSTED, an unmarried woman, whose address is: 1407 Riverview Drive, Gardnerville, NV 89460, herein called "Beneficiary",

WITNESSETH:

That Trustor irrevocably grants to Trustee in trust, with power of sale, all interest of Trustor in that certain property situate in the County of Douglas, State of Nevada, more particularly described as follows:

LOT 3, IN BLOCK E, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, IN MAP BOOK 1, PAGE 055, FILING NO. 35914.

TOGETHER WITH, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject, however, to the right of Beneficiary, during any period of default hereunder, and without waiver of such default, to collect said rents,

Verbal Agreement on Property at 1309 Muir, Gardnerville, Nv

In June 2011 Toni Jacobs and I entered into a verbal agreement to purchase the house located at 1309 Muir Gardnerville, Nevada. I put up the 20,000.00 dollars for the downpayment. The agreement was for this property to be fixed up and to sell it in order to use the profits for us as a couple in a relationship to buy another house together to live in together. This agreement was talked about in the company of many friends as well as our realtor Colleen Campbell. Toni Jacobs broke this agreement on Oct. 21, 2011. I am seeking monetary compensation for my labor,use of my vehicles,tools and machinery. Toni Jacobs has many receipts for materials that I paid for in her possession which I have no way of obtaining so I estimated some of those costs in my invoice.

Resectfully
Joan M. Becksted

Nov.14, 2011

Itemized Charges and Monies Owed
To Me For Labor and Receipts for
Toni Jacobs and 1309 Muir House

Monies owed outright

1. Yosemite trip in October 2011	60.00
2. Katy eating my perscription glasses	250.00
3. Katy eating my brand new shoes	90.00
4. Mark tractor use in July (beer rum cigarettes 10 gallons gas)	60.00
5. Brian Labor 3 days for sprinkler system in back yard	200.00
6. Use of Marks trailer for 6 loads to Bently&Cost of dump	40.00
7. Labor for Larry for one day of loading and hauling yard clearing	60.00
8. Various receipts I have for materials approxamatley	500.00
9. Vegas trip my half cost 1-12-11	250.00

Labor on Muir House 7-10-11 through 10-21-11

Labor includes all use of my tools and equipment

1. Clearing back of property
2. Clearing all Junipers in front of property
3. pruning and trimming all trees,shrubs and bushes
4. Clearing tilling and prepping backyard for grass seeding
5. Installing whole sprinkler system for backyard
6. Scraping,caulking,presure washing, and prep for painting the house
7. Painting the house & replacing new trim where needed
8. Building new deck and walk way
9. Priming painting and roof work on outdoor patio cover.
10. Installing motion detector on East side of house
11. Removing and installing new front door
12. Removing and installing new garage man door
13. Installing 2 pet doors (give you pass on one pet door.)
Installing new ceiling fan in master bedroom putting in all new wiring to switch
14. Installing new kitchen faucet
15. Cleaning and repairing rain gutters
16. Removing and installing 3 new windows and new trim
17. Spraying pesticide in crawl space and all out door house perimeter
18. Installing new dryer vent hose in crawl space
19. 4 hours repairing wall damage at my house from your Feb. move
20. 2 sets locks for entry and garage at Grassland Dayton House
21. 2 sets locks for entry and garage at 1309 Muir
22. 5 trips from Gardnerville to Dayton and back for moving purposes for Toni

Yard and flower garden damage to my property.....priceless
Wear and tear on my vehicles.....priceless
Lying to me.....priceless
Using me.....priceless
Having zero integrity..... priceless
Spending a whole summer of my life working.....priceless

Total Labor of 502 hours @ going rate of 20.00 an hour.....10,040.00
I will give you rate of 10.00 an hour.....5,020.00
Monies given to you for down payment.....20,000.00
Interest on that money would be the right thing to do @2%.....400.00

*DEDUCT \checkmark
WAS NOT
AGREED UPON*

Total Monies owed to me.....26,590.00

Labor and materials and cash owed to me.....6,590.00

20,000.00 Promisary note to be paid by 7-21-12



BK- 1111
PG- 4906

JOAN M BECKSTED
1407 S RIVERVIEW DR
GARDNERVILLE, NV 89460

2942
94-7074/3212 628
6201028290

6/8/11

DATE

PAY TO THE ORDER OF ANTOINETTE JACOBS

\$ 20,000.00

TWENTY THOUSAND AND NO/100

DOLLARS



Wells Fargo Bank, N.A.
Member FDIC
wellsfargo.com

FOR Cash Payment 1309 RIVER DR

Joan M Becksted

⑆321270742⑆ 6201028290⑈ 02942

Escrow No.

PROMISSORY NOTE

\$20,000.00

Minden, Nevada, August 16, 2011

FOR VALUE RECEIVED, the undersigned promises to pay to the order of JOAN BECKSTED, an unmarried woman, the sum of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00), without interest, commencing on July 21, 2011, and it is hereby agreed that the said \$20,000.00 shall be paid as follows:

Principal balance shall be paid in full on or before July 21, 2012.

If all or any portion of the property which secures this note is conveyed by maker by title, contract, execution, instrument, or any other mode or means, voluntarily or involuntarily, not caused by the demise of the maker, which will effect, in law or equity, a divestiture of maker's interest or title in said property, then and in that event this note shall accelerate and the entire balance of principal and interest, including guaranteed interest, then unpaid, plus any prepayment penalties, shall forthwith become due and payable without notice or demand. Additionally, this note is not assumable without invoking this acceleration clause.

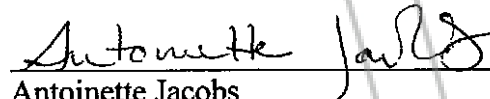
If default be made in the provisions hereof, or be made in any of the covenants contained in the Deed of Trust securing this note or be made in the payment of any installment as provided in any other note secured by said Deed of Trust; or in the event any maker executes a general assignment for the benefit of creditors, or a bankruptcy proceeding is commenced by or against any maker; or in the event a receiver is appointed for any maker or the property of any maker, then, upon the happening of any one of such events, the entire sum of principal and interest, including guaranteed interest, then unpaid, plus any prepayment penalties, shall forthwith become due and payable, at the option of the holders, without notice or demand.

The holders shall not by any act of omission or commission be deemed to waive any rights or remedies hereunder unless such waiver be in a writing signed by the holders, and then only to the extent set forth therein.

Each maker agrees to pay all costs and expenses incurred in enforcing collection of any portion of this note by suit or otherwise, including a reasonable attorney's fee, if an attorney is used in such collection. If suit is instituted for collection, the Court shall adjudge the attorney's fee allowed.

This note shall be the joint and several obligation of all makers, sureties, guarantors and endorsers. Such liability shall continue in the event any extension of time for repayment is given.

This note is secured by a Deed of Trust of even date herewith.


Antoinette Jacobs

