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OFFICIAL RECORDS

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DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 7      Fee: \$ 20.00  
Bk: 0713 Pg: 1782



Deputy: ke

APN: 1220-04-602-012  
1320-30-601-009  
1320-30-702-024  
1320-30-702-025  
1320-30-702-026  
1320-30-702-027  
1320-30-702-028  
1320-30-702-029

**RECORDING REQUESTED BY AND AFTER  
RECORDATION MAIL THIS DOCUMENT TO:**

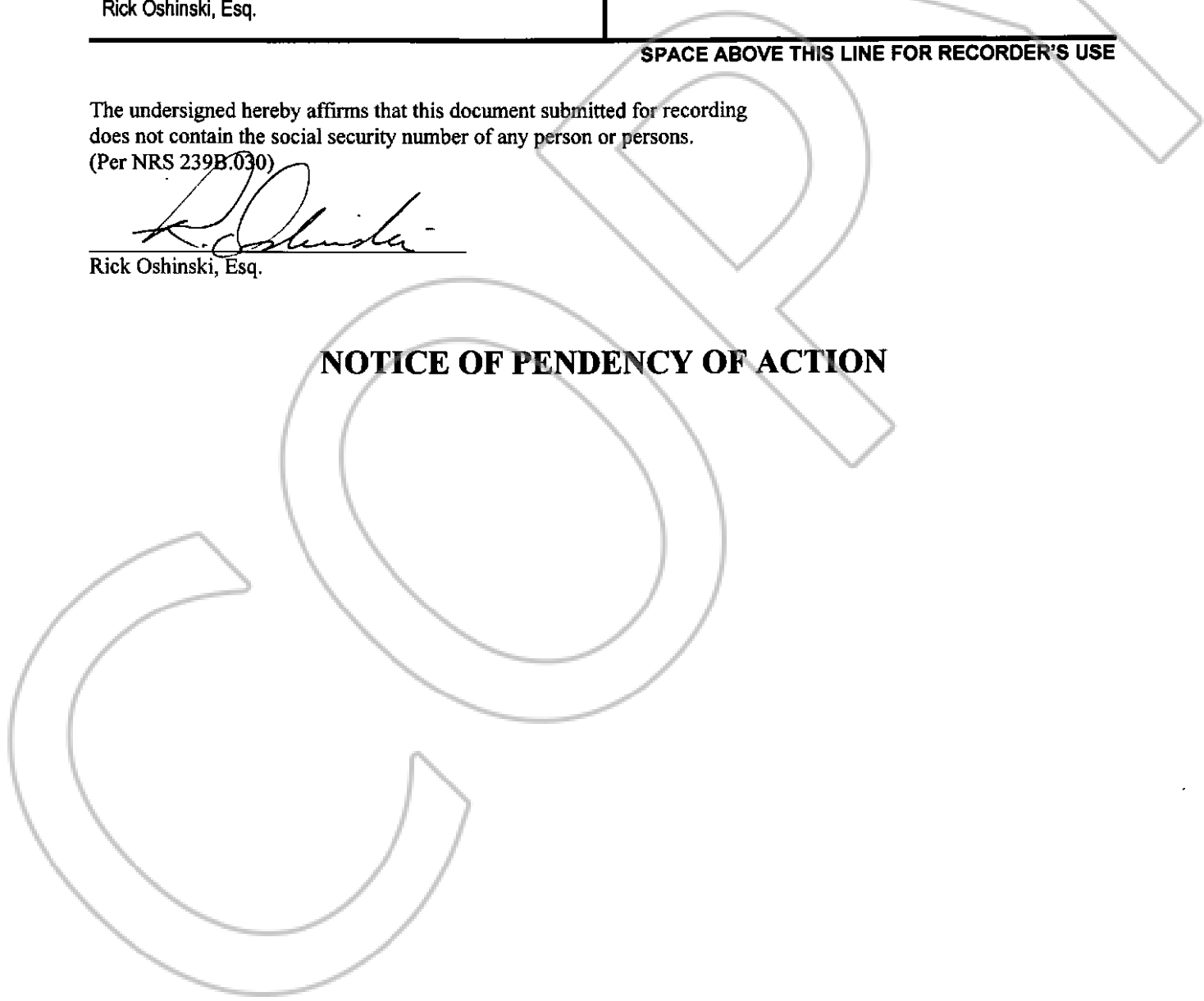
Rick Oshinski, Esq.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that this document submitted for recording  
does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Rick Oshinski, Esq.

**NOTICE OF PENDENCY OF ACTION**



1 Rick Oshinski, Esq., NSB 4127  
2 Mark Forsberg, Esq., NSB 4265  
3 SCARPELLO & HUSS, LTD.  
4 600 E. William Street, Suite 300  
5 Carson City, NV 89701  
6 Telephone: (775) 882-4577  
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9 Mark.Forsberg@ScarpelloHuss.com  
10 Attorneys for PLAINTIFFS

**FILED**  
2013 JUL -8 PM 2:54  
TED THUAN  
CLERK  
BY P. GREGORY DEPUTY

**RECEIVED**  
JUL - 8 2013  
DOUGLAS COUNTY  
DISTRICT COURT CLERK

7 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
8 **IN AND FOR DOUGLAS COUNTY**

11 GTEB, LLC, a Nevada limited liability company  
12 and NEVADA NORTHWEST, LLC, a Nevada  
13 limited liability company,

13 Plaintiffs,

Case No. 13000177  
Dept No. I

14 vs.

15 RADC/CADC VENTURE 2010-2, LLC, a  
16 Delaware limited liability company,  
17 ADC REO-NV LAND, LLC, a Delaware limited  
18 liability company, WESTERN TITLE  
19 COMPANY, LLC, a Nevada limited liability  
20 company, and DOES 1 through 20, inclusive,

18 Defendants.

**NOTICE OF PENDENCY OF ACTION**

20 **NOTICE IS HEREBY GIVEN** pursuant to NRS 39.040, that Plaintiffs GTEB, LLC, a Nevada  
21 limited liability company and Nevada Northwest, LLC, a Nevada limited liability company have  
22 commenced an action against Defendants in the above-entitled Court, which action is now pending. The  
23 objective of said action is to void a trustee's sale of property located in Douglas County, commonly  
24 described as Assessor's Parcel Numbers 1220-04-602-012, 1320-30-601-009, 1320-30-702-024, 1320-30-  
25 702-025, 1320-30-702-026, 1320-30-702-027, 1320-30-702-028 and 1320-30-702-029, and more  
26 particularly described as:

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**PARCEL C**

A parcel of land located within portions of the Northwest 1/4 of Section 3 and the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the East one-quarter of Section 4, Township 12 North, Range 20 East, M.D.B.&M., a found 3/4" iron pipe with 2" aluminum cap stamped "1995 Owens Eng. PLS 3090 E 1/4 Sec 4" as shown on the Record of Survey for Reno Orthopedic Clinic et al, recorded October 28, 1998 in the Office of the Recorder for Douglas County, Nevada as Document No. 452854; thence along the east line of said Section 4, North 00°39'29" East, 409.33 feet to a point on the northerly right-of-way of Stodick Parkway, as described in Deed of Dedication recorded July 20, 2001 in said Office of Recorder in Book 0701, at Page 5295, as Document No. 518885, the point of beginning; thence along said northerly right-of-way of Stodick Parkway, South 61°07'36" West, 383.33 feet; thence along the arc of a curve to the right, having a radius of 60.00 feet, central angle of 74°20'18", and arc length of 77.85 feet to a point on the Easterly right-of-way of U.S. Highway 395 as described in a Deed recorded May 28, 1993 in said Office of Recorder in Book 593, at Page 5930, as Document No. 308372; thence along said Easterly right-of-way of U.S. Highway 395 along the arc of a compound curve to the left, having a radius of 5,060.00 feet, central angle of 05°47'30" and arc length of 511.48 feet; thence continuing along said Easterly right-of-way of U.S. Highway 395, North 50°19'36" West, 342.29 feet; thence South 89°28'04" East, 982.55 feet; thence South 00°21'36" West, 75.14 feet; thence South 89°38'24" East, 50.00 feet to a point on the West line of Elges Avenue; thence along said West line of Elges Avenue, South 00°21'36" West, 35.33 feet; thence continuing along said Elges Avenue along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 20.00 feet, radial bearing to said curve of North 10°52'20" East, central angle of 43°07'49", and arc length of 15.06 feet; thence continuing along said Elges Avenue along the arc of a compound curve to the left, having a radius of 64.00 feet, central angle of 50°03'33", and arc length of 55.92 feet to a point on the East line of a strip of land formerly known as Elges Avenue and abandoned by Douglas County in Abandonment DA 01-146 recorded November 9, 2001 in said office of Recorder in Book 1101, at Page 2727, as Document No. 527318 and previously quitclaimed to GTEB, LLC in Quitclaim Deeds recorded September 30 and in Book 999, at Page 6449, Document No. 477911; thence along said East line of Elges Avenue, non-tangent to the preceding curve, South 00°21'36" West, 212.07 feet to a point on said Northerly right-of-way of Stodick Parkway; thence along said Northerly right-of-way of Stodick Parkway, South 61°07'36" West, 48.95 feet to the point of beginning.

NOTE (NRS 111.312): the above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on May 7, 2004, in Book 0504, Page 3040, as Document No. 612573, of Official Records.

**PARCEL D**

A parcel of land located within a portion of the East 1/2 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Beginning at the Southeast corner of Adjusted Parcel 3, as shown on the Record of Survey to Support a Boundary Line Adjustment for Roland and Joan P. Dreyer filed for record July 31, 1997, in the office of the Recorder, Douglas County, Nevada, in Book 797, Page 5731, as Document No. 418466, said point also being the Southwest corner of Adjusted Parcel 2 per said Record of Survey; thence along the line common to Adjusted Parcels 2 and 3, North 26°35'00" East 455.06 feet to a point on the Southerly right-of-way of Ironwood

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Drive per the Deed of Dedication recorded in Book 1098, at Page 1622, as Document No. 451313; thence along said right-of-way South 63°25'00" East, 248.68 feet; thence leaving said right-of way South 01°56'00" East, 518.89 feet to the South line of Adjusted Parcel 2; thence along said South line North 63°19'00" West, 496.40 feet to the point of beginning.

Further described on Record of Survey recorded October 5, 2000 in Book 1000, Page 717, as Document No. 500818 Official Records of Douglas County, Nevada.

NOTE: the above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on September 21, 2000 in Book 900, Page 3839, as Document No. 499879 of Official Records.

**PARCEL E**

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northeast corner of the parcel shown as A.P.N. 1320-30-702-001 on the Record of Survey for Laurence W. and Janus L. Johnson, recorded October 13, 1999, in the office of the Recorder, Douglas County, Nevada, as Document No. 478635, a found 5/8" rebar with plastic cap, PLS 11172, the point of beginning; thence along the boundary of said A.P.N. 1320-30-702-001 the following courses: South 01°56'00" East, 474.24 feet to a found 3/4" iron pipe with plug PLS 3519; North 72°25'55" East, 9.99 feet to the Easterly line of Parcel C as shown on the Parcel Map for Keith and Martha E. Cornforth, recorded August 21, 1974, in said office of Recorder, as Document No. 74862; North 01°50'29" West, 70.68 feet to the Northeast corner of said Parcel C; North 61°51'29" West, 521.34 feet along the Northerly line of Parcels A, B and C as shown on said Parcel Map; South 43°06'17" West, 199.12 feet along the Westerly line of Adjusted A.P.N. 25-030-18 as described in Lot Line Adjustment recorded February 23, 1987, in said office of Recorder, in Book 287, Page 2211, as Document No. 150445, to a point on the Easterly right-of-way of U.S. Highway 395, as described in Deed to the State of Nevada, recorded February 26, 1986, in said office of Recorder, in Book 286, at Page 1915, as Document No. 131294; along the arc of a curve to the right, nontangent to the previous course, having a radius of 1500.00 feet, central angle of 34°41'04", arc length of 908.04 feet and chord bearing and distance of North 26°41'18" West, 894.23 feet to the Southerly line of Adjusted Parcel 3, as shown on the Record of Survey to Support a Boundary Line Adjustment for Roland and Joan Dreyer, recorded July 31, 1997, in said office of Recorder, as Document No. 418466; South 63°19'00" East, 1111.58 feet to the point of beginning.

Reference is made to the Record of Survey for Laurence W. Johnson, et al, recorded October 13, 1999, in Book 1099, Page 2254, Document No. 478635.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on October 22, 1999, in Book 1099, Page 4082, as Document No. 479303 of Official Records.

**PARCEL F**

A parcel of land located within a portion of the North 1/2 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., shown as A.P.N. 1320-30-702-011 on the Record of Survey for Nevada Northwest, LLC filed for record on March 4, 2002 in the office of the Recorder, Douglas County, Nevada as Document No. 536169, more particularly described as follows:

1 Commencing at the Northwest corner of A.P.N. 1320-30-702-012 as shown on said Record  
 2 of Survey, Document No. 536169, also being the Southwest corner of Parcel 4A as shown  
 3 on the Record of Survey in Support of a Boundary Line Adjustment for Western Nevada  
 4 Properties, Inc., et al filed for record on March 27, 1996 in said office of Recorder, Douglas  
 5 County, Nevada as Document No. 384165, a found 5/8" rebar, PLS 3579; thence along the  
 6 Westerly line of said A.P.N. 1320-30-702-012, also the Easterly line of the parcel shown  
 7 as A.P.N. 1320-30-702-001 on Record of Survey for Laurence W. and Janus L. Johnson  
 8 filed for record on October 13, 1999 in said office of Recorder, Douglas County, Nevada  
 9 as Document No. 478635, South 01°56'00" East, 163.60 feet to a found 3/4" iron pipe with  
 10 plug, PLS 3519, the point of beginning; thence along the Northerly line of said A.P.N.  
 11 1320-30-702-011, South 63°21'45" East, 265.83 feet to a found 5/8" rebar, PLS 3579;  
 12 thence along the Easterly line of said A.P.N. 1320-30-702-011, South 26°35'00" West,  
 13 208.70 feet to a found 3/4" iron pipe with plug, PLS 3519, a point on the Northerly right-  
 14 of-way of U.S. Highway 395; thence along the Southerly line of said A.P.N. 1320-30-702-  
 15 011, also along said Northerly right-of-way, North 63°25'00" West, 152.30 feet to a found  
 16 3/4" iron pip with plug PLS 3519; thence along the Westerly line of said A.P.N. 1320-30-  
 17 702-011, North 01°56'00" West, 237.80 feet to the point of beginning.

18 NOTE: The above metes and bounds description appeared previously in that certain  
 19 instrument recorded in the office of the County Recorder of Douglas County, Nevada on  
 20 March 18, 2002, in Book 302, Page 5992 as Document No. 537197 of Official Records.

21 **PARCEL G**

22 A parcel of land located within a portion of the North 1/2 of the Southeast 1/4 of Section 30,  
 23 Township 13 North, Range 20 East, M.D.B.&M., shown as A.P.N. 1320-30-702-011 on  
 24 the Record of Survey for Nevada Northwest, LLC filed for record on March 4, 2002 in the  
 25 office of Recorder, Douglas County, Nevada as Document No. 536169, more particularly  
 26 described as follows:

27 Commencing at the Northwest corner of A.P.N. 1320-30-702-012 as shown on said Record  
 28 of Survey, Document No. 536169, also being the Southwest corner of Parcel 4A as shown  
 on the Record of Survey in Support of a Boundary Line Adjustment for Western Nevada  
 Properties, Inc., et al filed for record on March 27, 1996 in said office of the Recorder,  
 Douglas County, Nevada as Document No. 384165, a found 5/8" rebar, PLS 3579; the  
 point of beginning; thence along the Northerly line of said A.P.N. 1320-30-702-012, also  
 the Southerly line of said Parcel 4A and Parcel 2A as shown on said Record of Survey,  
 Document No. 384165, South 63°24'00" East, 343.93 feet to a found 5/8" rebar, PLS 3579;  
 thence along the Easterly line of said A.P.N. 1320-30-702-012, also the Westerly line of  
 said Parcel 2A, South 26°35'00" West, 144.00 feet to a found 5/8" rebar, PLS 3579; thence  
 along the Southerly line of said A.P.N. 1320-30-702-012, North 63°21'45" West, 265.83  
 feet to a found 3/4" iron pipe with plug PLS 3519; thence along the Westerly line of said  
 A.P.N. 1320-30-702-012, also the Easterly line of the parcel shown as A.P.N. 1320-30-  
 702-001 on the Record of Survey for Laurence W. and Janus L. Johnson filed for record  
 on October 13, 1999 in said office of Recorder, Douglas County, Nevada as Document No.  
 478635, North 01°56'00" West, 163.60 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain  
 instrument recorded in the office of the County Recorder of Douglas County, Nevada on  
 March 18, 2002, in Book 302, Page 5992 as Document No. 537197 of Official Records.

**PARCEL H**

That portion of the East 1/2 of Section 30, Township 13 North, Range 20 East, M.D.B.&M.,  
 in the County of Douglas, State of Nevada, being more particularly described as follows:

1 Beginning at the Northeasterly corner of Parcel 4 of that certain Parcel Map for Western  
2 Nevada Properties, Inc., et al, recorded in Book 886, Page 3445, as Document No. 139860  
3 of the Official Records of Douglas County; thence South 26°35'00" West, 430.20 feet to  
4 the Southwesterly corner of Parcel 3 of said Parcel Map; thence South 63°25'00" East,  
5 80.50 feet; thence South 26°35'00" West 364.69 feet; to a point on the Southwesterly line  
6 of said Parcel 4; thence Westerly along the Southwesterly line of said Parcel 4, North  
7 63°25'00" West, 231.61 feet to the Southwesterly corner of said Parcel 4; thence Northerly  
8 along the Westerly line of said Parcel 4, North 1°56'00" West, 904.64 feet to the  
9 Northwesterly corner of said Parcel 4; thence Easterly along the Northerly line of said  
10 Parcel 4, South 63°25'00" East, 583.00 feet to the point of beginning.

11 Together with an exclusive roadway easement as granted to Western Nevada Properties,  
12 Inc., a Nevada Corporation, more particularly described as Exhibit 2 "80 Foot Easement"  
13 as set forth in Deed of Easement recorded July 9, 1986, in Book 786 of Official Records,  
14 at Page 691, Douglas County, as Document No. 137313 and re-recorded July 10, 1986, in  
15 Book 786, of Official Records, at Page 782, Douglas County, Nevada, as Document No.  
16 137346. Said easement is further imposed in Deed of Public Easement, recorded July 9,  
17 1986, in Book 786, of Official Records, at Page 697, Douglas County, Nevada, as  
18 Document No. 137314.

19 NOTE: The above metes and bounds description appeared previously in that certain  
20 instrument recorded in the office of the County Recorder of Douglas County, Nevada on  
21 April 26, 2000, in Book 400, Page 4750 as Document No. 490574 of Official Records.

22 **PARCEL I**

23 Being a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more  
24 particularly described as follows:

25 Parcel 3, as set forth on the certain Parcel Map for Western Nevada Properties, Inc., et al,  
26 filed for record in the office of the County Recorder of Douglas County, Nevada, on August  
27 27, 1986, in Book 886, Page 3445, as Document No. 139860, Official Records of Douglas  
28 County, Nevada.

Together with an exclusive roadway easement as granted to Western Nevada Properties,  
Inc., a Nevada Corporation, more particularly described as Exhibit 2 "80 Foot Easement"  
as set forth in Deed of Easement recorded July 9, 1986, in Book 786 of Official Records,  
at Page 691, Douglas County, as Document No. 137313 and re-recorded July 10, 1986, in  
Book 786, of Official Records, at Page 782, Douglas County, Nevada, as Document No.  
137346. Said easement is further imposed in Deed of Public Easement, recorded July 9,  
1986, in Book 786, of Official Records, at Page 697, Douglas County, Nevada, as  
Document No. 137314.

**PARCEL J**

All that certain real property situate within a portion of the Northeast 1/4 of the Southeast  
1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., County of Douglas,  
State of Nevada described as follows:

A portion of Parcel 2A, as described in those certain Grant Deeds for the Purpose of  
Adjusting Boundaries, recorded June 25, 1996, in Book 696, at Page 4259, as Document  
No. 390733, and also as shown on that Record of Survey in Support of a Boundary Line  
Adjustment Between Parcel 2 and Parcel 4 of Parcel Map for Western Nevada Properties,  
Inc., et.al., recorded March 27, 1996 as Document No. 384165, in the Official Records of  
Douglas County, Nevada, more particularly described as follows:

1 Beginning at the Northwest corner of Parcel 2A, as described in said Deeds, Document No.  
2 390733 and also as shown on said Record of Survey, Document No. 384156; thence South  
3 63°25'00" East, 443.99 feet to the beginning of a nontangent curve concave to the East,  
4 said point being a point on the Westerly right-of-way line of Lucerne Street; thence from  
5 a tangent bearing of South 26°35'00" West, 347.91 feet along the arc of said curve, having  
6 a radius of 486.76 feet and through a central angle of 40°57'05"; thence leaving said  
7 Westerly right-of-way line, South 70°23'23" West, 131.17 feet; thence South 26°35'00"  
8 West, 36.00 feet; thence North 63°25'00" West, 151.30 feet; thence South 26°35'00" West,  
9 59.00 feet to the Northwest corner of a parcel of land described in that certain Deed,  
10 recorded December 28, 1954, in Book B-1, at Page 231 in the Official Records of Douglas  
11 County, Nevada; thence North 63°25'00" West, 208.70 feet; thence North 26°35'00" East,  
12 144.00 feet; thence North 63°25'00" West, 112.32 feet; thence North 26°35'00" East,  
13 364.69 feet to the point of beginning.

8 The Basis of Bearing of this description is North 63°25'00" West along the Northerly line  
9 of Parcel 2A, as described in those certain Grant Deeds for the Purpose of Adjusting  
10 Boundaries, recorded June 25, 1996, in Book 696, at Page 4259, as Document No. 390733,  
11 and also as shown on that Record of Survey in Support of a Boundary Line Adjustment  
12 Between Parcel 2 and Parcel 4 of Parcel Map for Western Nevada Properties, Inc., et al.,  
13 recorded March 27, 1996 as Document No. 384165, in the Official Records of Douglas  
14 County, Nevada.

12 NOTE: The above metes and bounds description was prepared by Laurie N. Weatherston,  
13 PLS# License No. 15225, if applicable, at R.O. Anderson Engineering, Inc., P.O. Box 2229,  
14 Minden, Nevada 89423.

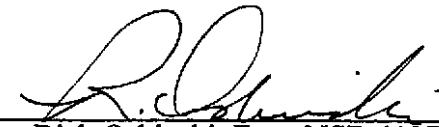
14 TOGETHER WITH, the tenements, hereditaments and appurtenances (including all of the  
15 water rights if any, whether surface or underground, certified, adjudicated or decreed,  
16 together with all of the means, methods, structure and devices for diversion to beneficial  
17 use of the appurtenant water rights) thereunto belonging or appertaining, and the reversion  
18 and reversions, remainder and remainders, rents, issues and profits thereof.

18 Reference is made to the Complaint on file for full particulars.

19 The undersigned does hereby affirm that the preceding document does not contain the social  
20 security number of any person pursuant to NRS 239B.30.

21 DATED this 5th day of July, 2013.

22 SCARPELLO & HUSS, LTD.

23 By:   
24 Rick Oshinski, Esq., NSB 4127

25 **CERTIFIED COPY**

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

27 DATE 7/8/13  
28 TED THRAN Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas,

By  Deputy