

APN: 1390-33-210-069
ORDER NO.: 1101257-LI

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OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-314 PG-4173 RPTT: 0.00



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: RELEASE OF LIS PENDENS

WHEN RECORDED MAIL TO:

Northern Nevada Title Company
307 W. Winnie Lane
Carson City, Nevada 89703



1 Case No.: 13-cv-0333
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3 Dept. No.: II
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7 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
8 **IN AND FOR THE COUNTY OF DOUGLAS**
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12 A & A CONSTRUCTION, INC., a)
13 Nevada corporation,)
14 Plaintiff,)
15 vs.)
16 THE RANCH AT GARDNERVILLE,)
17 LLC, a Nevada limited-liability company;)
18 THE RANCH AT GARDNERVILLE 1,)
19 LLC, a Nevada limited-liability company,)
20 Defendant(s).)

RELEASE OF LIS PENDENS

21 NOTICE IS HEREBY GIVEN that for and in consideration of the filing of a Stipulation for
22 Dismissal with Prejudice, and the entry by the Court of its Order of Dismissal with Prejudice in the
23 above-entitled action concerning and affecting real property as described herein, the undersigned
24 unconditionally releases the Lis Pendens filed on December 23, 2013, and recorded as Document No.
25 0835945, at the office of the Recorder of the County of Douglas, State of Nevada, on December 23,
26 2013, subjecting the real property therein described as all the property, Assessor's Parcel Number
27 1320-33-210-069, and fixtures situated in Douglas County, Nevada, more particularly described as:
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A parcel of land located within a portion of the Northwest one-quarter (NW) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the southeasterly corner of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012, in the office of Recorder, Douglas County, Nevada as Document No. 799923, a point on the westerly right-of-way of Gilman Avenue, the POINT OF BEGINNING;

thence along southerly line of said Remainder parcel, the following courses:

South 41°36'44" West, 51.12 feet;
North 89°20'57" West, 307.13 feet;
North 89°19'12" West, 101.94 feet;

thence North 24°35'38" West, 123.77 feet;
thence along the arc of a non-tangent curve to the left have a radius of 173.50 feet, central angle of 45°23'37", arc length of 137.46 feet, and chord bearing and distance of North 42°42'34" East, 133.89 feet;

thence North 20°00'45" East, 109.78 feet;
thence along the arc of a curve to the right having a radius of 29.00 feet, central angle of 90°00'00", arc length of 45.55 feet, and chord bearing and distance of North 65°00'45" East, 41.01 feet to a point on the southerly right-of-way of Heybourne Road;

thence along said southerly right-of-way of Heybourne Road and said westerly right-of-way of Gilman Avenue, the following courses:

South 69°59'15" East, 64.50 feet;
Along the arc of a curve to the left having a radius of 837.50 feet, central angle of 17°11'34", arc length of 251.31 feet, and chord bearing and distance of South 78°35'02" East, 250.37 feet;
Along the arc of a reverse curve having a radius of 26.50 feet, central angle of 87°49'52", arc length of 40.62 feet, and chord bearing and distance of South 43°15'53" East, 36.76 feet;
South 00°39'03" West, 199.50 feet to the POINT OF BEGINNING, containing 126,931 square feet (2.91 acres), more or less.

The Basis of Bearing of this description is South 89°42'55" East, the north line of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012, in the office of Recorder, Douglas County, Nevada as Document No. 799923.

[Legal Description obtained from Notice of Lien-Corporation, Exhibit A, Document #0831779 recorded October 7, 2013 in the Douglas County Recorders office.]



1 This Release of Lis Pendens constitutes the final, full and complete release of any and all
2 claims held by the undersigned in the above-described real property.
3

4 DATED this 20th day of March, 2014.

5 GUILD, RUSSELL, GALLAGHER
6 & FULLER, LTD.

7 By: *John K. Gallagher*

8 JOHN K. GALLAGHER, ESQ.
9 Nevada State Bar No. 000956
10 PAUL D. QUANDT, ESQ.
11 Nevada State Bar No. 011247
12 S. TIMOTHY SUMMERS, ESQ.
13 Nevada State Bar No. 012285
14 100 West Liberty Street, Suite 800
15 P.O. Box 2838
16 Reno, Nevada 89505
17 (775) 786-2366
18 *Attorneys for Plaintiff*

15 SUBSCRIBED and SWORN to before me
16 on this 20th day of ~~December~~ March, 2014.

17 *Sandra J. Tokin*
18 NOTARY PUBLIC

