

DOC # 839985
03/25/2014 09:44AM Deputy: PK
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: \$44.00
BK-314 PG-4179 RPTT: 0.00



RECORDING REQUESTED BY:

A & A Construction, Inc.
P.O. Box 995
Minden, Nevada 89423

RETURN BY MAIL TO:

John K. Gallagher, Esq.
Guild, Russell, Gallagher & Fuller, Ltd.
P.O. Box 2838
Reno, Nevada 89505

APN: 1320-33-210-069 *1101257LI*

RELEASE OF LIEN

NOTICE IS HEREBY GIVEN THAT:

The undersigned did, on the 7th day of the month of October of the year 2013, record as Document No. 0831779, in the office of the county recorder of Douglas County, Nevada, its Notice of Lien upon certain property or improvements, owned or reputed to be owned by The Ranch at Gardnerville, LLC, 1830 College Pkwy., Suite 200, Carson City, Nevada 89706, located in the county of Douglas, State of Nevada, to wit, A.P.N.# 1320-33-210-069, as more particularly described in the attached **Exhibit "A."**:

NOW THEREFORE, for valuable consideration the undersigned does release, satisfy and discharge this notice of lien on the property or improvements described above by reason of its Notice of Lien, recorded as Document No. 0831779 in the office of the county recorder of Douglas County, Nevada.

DATED this ____ day of March, 2014.

A&A Construction, Inc., a Nevada corporation

By: _____

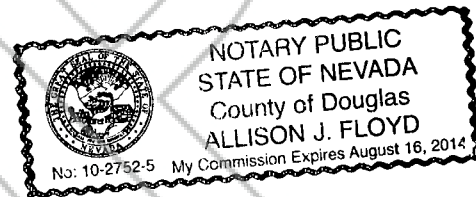
Susan L. Anker
Susan L. Anker
Its Secretary/Treasurer



STATE OF NEVADA)
) ss.
COUNTY OF Douglas)

On this 21st day of March, 2014, Susan L. Anker, personally appeared before me, a notary public, personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she is the Secretary/Treasurer of A&A CONSTRUCTION, INC., a Nevada corporation, and who acknowledged to me that she executed the foregoing RELEASE OF LIEN on behalf of said company.

Allison J. Floyd
NOTARY PUBLIC





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PG-4181

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EXHIBIT A

A.P.N.: 1320-33-210-069

Prepared by, recording requested by
and return to:

Name: Susan Anker
Company: A & A Construction Inc
Address: P.O. Box 995
City: Minden
State: Nevada Zip: 89423
Phone: 775-782-5957
Fax: 775-782-0322

Doc Number: **0831779**

10/07/2013 02:07 PM

CONFORMED COPY

Requested By:
A & A CONSTRUCTION

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

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Bk: 1013 Pg: 1596



Deputy: ss

NOTICE OF LIEN—CORPORATION

(Nevada Revised Statute §108.226)

NOTICE IS HEREBY GIVEN that Susan Anker, A & A Construction Inc., in his/her official capacity as Secretary/Treasurer, of A & A Construction Inc., a Nevada corporation, claims a Mechanic's and Materialsman's Lien upon the property hereinafter particularly described, which property is located in the County of Douglas, State of Nevada, and which claim is made pursuant to the laws of the State of Nevada, particularly Chapter 108 of the Nevada Revised Statutes, as amended, for the value of \$357,917.78 furnished by lien claimant for the improvement of real property hereinafter particularly described, located in the County of Douglas, State of Nevada.

That the whole of the real property hereinafter particularly described has been or is in the process of improvement and is reasonably necessary for the convenient use of occupation of said property.

Claimant further states:

1. That the name of the owner(s) or reputed owner(s) of the premises sought to be charged is/are, The Ranch at Gardnerville, LLC, 1830 College Pkwy, Suite 200 Carson City Nevada 89706.

2. That the name of the person by whom lien claimant was employed and to whom lien claimant furnished Earthwork, Grading, Paving, Concrete Storm Drain, underground Utilities, Landscaping in connection with the project is The Ranch at Gardnerville, LLC, 1830 College Pkwy, Suite 200 Carson City Nevada 89706.

3. That the terms, time given and conditions of the contract were to furnish Grading, Paving, Drainage Improvements, Sewer Improvements, Water System, Concrete, Landscaping and other Street Improvements commencing 03/27/2013 and completing the work at a future date for the amount of Seven hundred ninety two thousand three hundred seventy five dollars and twenty two cents, (\$792,375.22), with final payment to be made upon completion. The first work by the lien claimant commenced on 03/27/2013.

4. That Earthwork, Grading, Concrete, Storm Drain, Underground Utilities, have been furnished to and actually used upon the above-described project in the amount of; Three hundred fifty seven thousand nine hundred and seventeen dollars and seventy eight cents, (\$357,917.78); that to date moneys owing is, ; Three hundred fifty seven thousand nine hundred and seventeen dollars and seventy eight cents, (\$357,917.78).



5. Lien claimant is informed and believes that the work of improvement has been completed.

6. That a demand for payment has been made by lien claimant and that no part or portion of the amount due and owing has been paid; that there are no further off-sets to the claim and that the sum of ; Three hundred fifty seven thousand nine hundred and seventeen dollars and seventy eight cents, (\$357,917.78), plus interest is now due and owing to lien claimant on account of Earthwork, Grading, Concrete, Storm Drain, Underground Utilities, and other Street Improvements furnished as above specified and that the undersigned claims a lien upon the real property particularly described herein for said sum, together with interest and attorney's fees as provided by law.

7. That the real property sought to be charged with this Claim of Lien upon which the above-described work of improvement has been made is located in the County of Douglas, State of Nevada, and is particularly described as Exhibit A: A parcel of land located within a portion of the Northwest one-quarter (NW) of Section 33, Township 13North, Range 20 East, Mount Diablo Meridian, Douglas Count, Nevada, described as follow: 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.

DATED this 7th day of October

Susan Anker
Susan Anker Secretary/Treasurer

VERIFICATION

I, the undersigned, say, I am the lien claimant in the foregoing Notice of Claim of Lien, I have read the foregoing Notice of Claim of Lien, know the contents thereof and state that the same is true.

Susan Anker

STATE OF NEVADA
COUNTY OF Douglas

On the 7th day of October 2013, personally appeared before me, a notary public, Susan Anker, known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that executed the above instrument.

Linda M. O'Neill
NOTARY PUBLIC

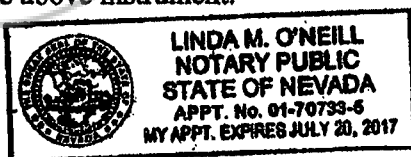




EXHIBIT 'A'

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**DESCRIPTION
LOT D
(Multi-Family)**

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

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 having 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.



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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.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423

