

18-

Assessor's Parcel Number: 1220-04-510-009

Recording Requested By:

Name: D.G. Hand Construction

✓ Address: 1595 N. Lompa Lane

City/State/Zip Carson City, NV 89701

Real Property Transfer Tax:

\$ \_\_\_\_\_

Doc Number: **0842515**

05/14/2014 10:37 AM

OFFICIAL RECORDS

Requested By

D G HAND CONSTRUCTION

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 5

Fee: \$ 18.00

Bk: 0514 Pg: 2697



Deputy sg

Mechanics Lien  
(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.*

### MECHANIC'S LIEN

STATE OF NEVADA )  
 )  
COUNTY OF DOUGLAS )

*BE IT KNOWN*, that the undersigned lien claimant, D.G. HAND CONSTRUCTION COMPANY, INC located at 1595 NORTH LOMPA LANE, in CARSON CITY located in the County of CARSON CITY in the State of Nevada with the zip code of 89701, hereby files a claim for a Mechanic's Lien against WENDY FECTEAU located at 1495 US HWY 395 SUITE B, in GARDNERVILLE located in the County of DOUGLAS in the State of Nevada in the zip code of 89410, and hereinafter referred to as the "Owner," and JP MORGAN CHASE BANK located at 1323 CELEBRATION BLVD, in FLORENCE located in the County of in the State of South Carolina and the zip code of 29501-0565 and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

*BE IT KNOWN*, that on 6/14/2013, the aforementioned Owner, did own the following described real estate property located in the County of DOUGLAS, in the State of Nevada to wit:

The property being located at 1327 TOLER LANE, in the City of GARDNERVILLE, Nevada 89410, and together with any improvements and other buildings, if any, is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of 1220-04-510-009 and the legal property description as follows:

1327 TOLER LANE  
GARDNERVILLE, NEVADA 89420 See exhibit A

On 6/14/2013, the Lien Claimant entered into a written contract with the aforementioned Owner to repairs due to fire damage on said Premises for the original total sum of \$39,333.94, which became due and payable upon completion of the build and/or project services.


Upon the request of the Owner of the premises, the Lien Claimant purchased and provided additional materials and labor for requested changes and/or upgrades at the total cost of \$4,703.59.

The Lien Claimant satisfactorily completed and fulfilled the obligation to repairs due to fire damage on the aforementioned Premises on 04/16/2014, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$20,605.13, thus leaving a balance due of \$23,432.40 , which includes the cost of any additional work, if any, completed upon the request of the Owner .

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to repairs due to fire damage at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, one month have elapsed since the Owner was provided with the final balance due.

The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$23,432.40 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of Nevada Statutes.

D.G. HAND CONSTRUCTION COMPANY,  
INC  
1595 NORTH LOMPA LANE  
CARSON CITY Nevada 89701

  
(Signature)  
ZACH WAHL  
PROJECT MANAGER

5-14-2014  
(Date)

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COPY

NOTARY ACKNOWLEDGMENT

STATE OF NEVADA )  
                  )     ss.  
                  (CARSON) CITY )  
COUNTY OF DOUGLAS )

The Affiant, D.G. HAND CONSTRUCTION COMPANY, INC, being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me on MAY 14, 2014.

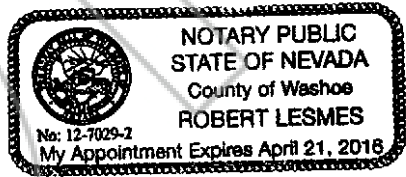
D.G. HAND CONSTRUCTION COMPANY,  
INC  
1595 NORTH LOMPA LANE  
CARSON CITY Nevada 89701

Zach Wahl  
(Signature)  
ZACH WAHL  
PROJECT MANAGER  
5-14-2014  
(Date)

[Signature]  
(Notary Signature)

ROBERT LESMES  
(Notary Printed Name)

My commission expires on: APRIL 21, 2016



**GRANT, BARGAIN AND SALE DEED**

APN 1220-04-510-009  
RPTT \$-0-#4

Full Value  
 Full Value less liens

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CATHERINE M. PAONE, a Married Woman as Her Sole and Separate property

*Exhibit "A"*

doe(es) hereby GRANT(s) BARGAIN SELL and CONVEY to  
WENDY FECTEAU, AN UNMARRIED WOMAN

and to the heirs and assigns of such Grantee forever, all the following real property situated in the city \_\_\_\_\_ county of  
DOUGLAS, state of Nevada bounded and described as follows:

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

Lot 9, of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of  
Douglas County, State of Nevada, on  
July 19, 1989, in Book 33, Page 19, Document No. 28834.

A.P.N. 1220-04-510-009

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

Dated: April 18, 2001

STATE OF NEVADA

COUNTY OF DOUGLAS

} s.s. *Catherine M Paone*  
CATHERINE M. PAONE

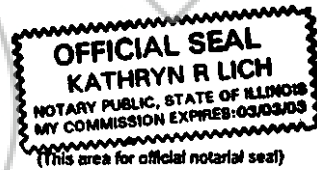
On \_\_\_\_\_ personally  
appeared before me, a Notary Public.

personally known or proved to me to be the person whose name is  
subscribed to the above instrument who acknowledged that he  
executed the instrument.

WENDY FECTEAU

Signature \_\_\_\_\_

State of Illinois, County of Whiteside,  
on April 18, 2001, Catherine M. Paone  
appeared before me, a Notary Public.  
She is personally known to be the person  
whose name is subscribed to the above  
instrument who acknowledged that she  
executed the instrument.



4-18-01 *Kathryn R. Lich, Notary Public*

SPACE BELOW THIS LINE FOR RECORDER'S USE

**WHEN RECORDED MAIL TO**

Name **WENDY FECTEAU**  
Street **P.O. BOX 594**  
Address **GARDNERVILLE, NV 89410**  
City, State  
&  
Zip

Order No. **00084353-201-CLH**

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 APR 24 PM 3: 32

LINDA SLATER  
RECORDER

\$7.00 PAID kg DEPUTY

04921541601

TOTAL P.04

0512905

BK0401 PG6267

BK : 0514  
PG : 2701  
5/14/2014

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