

Assessor's Parcel Number: 1319-18-312-029

Recording Requested By:

Name: PATRICK O. KING, ESQ.

Address: 123 WEST NYE LANE, # 711

City/State/Zip: CARSON CITY NV 89706

Real Property Transfer Tax:

\$ 0⁰⁰

DOUGLAS COUNTY, NV 2014-851734
Rec:\$19.00
Total:\$19.00 10/28/2014 08:36 AM
PATRICK O. KING, ESQ. Pgs=6



00002151201408517340060065

KAREN ELLISON, RECORDER

NOTICE OF PENDENCY OF ACTION

(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.

1 Case No.: 14-CV-0226
2 Dept. No.: II

RECEIVED

FILED

OCT 27 2014

2014 OCT 27 PM 4:56

3 DOUGLAS COUNTY
4 DISTRICT COURT CLERK

BOBBIE R. WILLIAMS
D. HECHMOVICH
BY _____ DEPUTY

5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

8
9 STEPHANIE J. LEWIS, an individual,

10 Plaintiff

11 v.

12 ANTHONY W. BOWDEN, an individual,

13 Defendant.

14 **NOTICE OF PENDENCY OF ACTION**

15 **NOTICE IS HEREBY GIVEN** that the above-entitled action stating a real property
16 claim as described in this notice was commenced on October 27, 2014 in the above-entitled
17 Court by Plaintiff STEPHANIE J. LEWIS against Defendant ANTHONY W. BOWDEN, an
18 individual.

19 The action effects title to specific real property situated in Douglas County, Nevada,
20 known as 416 Maryanne Drive, Stateline, NV 89449, and more particularly described in "Exhibit
21 1" attached hereto.

22 **AFFIRMATION
PURSUANT TO NRS 239B.030**

23 The undersigned does hereby affirm that the preceding document does not contain the
24 social security number of any person.

25 DATED THIS 27 day of October, 2014.

Patrick O. King

26 Patrick O. King, Esq.
27 State Bar No.: 5035
123 W. Nye Ln, Ste. 711
Carson City, NV 89706
28 (775) 884-0866
Attorney for Plaintiff

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INDEX OF EXHIBITS

| <u>Exhibit No.</u> | <u>Description</u> | <u>No. of Pages</u> |
|--------------------|---|---------------------|
| 1 | Grant, Bargain, Sale Deed, document number 2014-850236, filed on October 2, 2014 with the Douglas County Recorder | 2 |

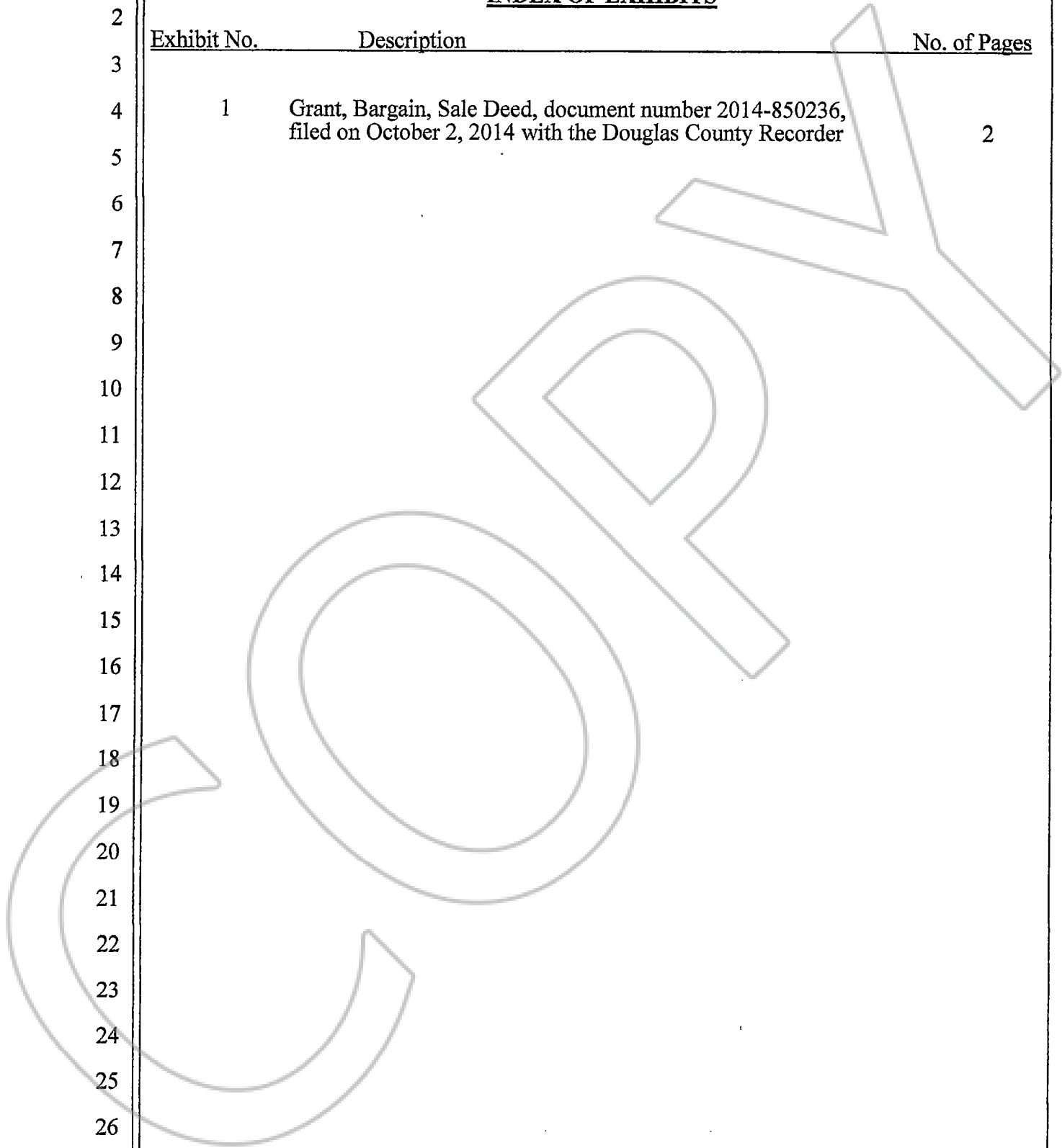


EXHIBIT 1

CORP

EXHIBIT 1

A.P.N.: 1319-18-312-029
Escrow No.: 1102000-WD

RECORDING REQUESTED BY
Northern Nevada Title Company
1483 US Highway 395 N # B
Gardnerville, NV 89410

00000451201408502360020026
KAREN ELLISON, RECORDER

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO

Stephanie Jane Lewis
P.O. Box 575
Zephyr Cove, NV 89448

THIS SPACE FOR RECORDER'S USE ONLY

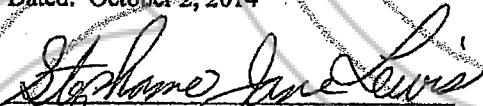
The undersigned grantor(s) declare(s): Documentary Transfer tax is \$2,145.00,

GRANT, BARGAIN, SALE DEED

That Stephanie Jane Lewis, a widow in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Stephanie Jane Lewis, an unmarried woman and Anthony W. Bowden, an unmarried man as joint tenants all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows: Lot 11, as shown on the map entitled KINGSBURY VILLAGE UNIT NO. 5, filed for record September 7, 1966, in the office of the County Recorder of Douglas County, Nevada, as Document No. 33786, Official Records. Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

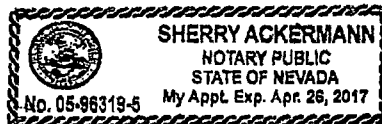
Dated: October 2, 2014


Stephanie Jane Lewis

STATE OF Nevada)
COUNTY OF Douglas)

On October 2, 2014 personally appeared before me, a Notary Public, Stephanie Jane Lewis who acknowledged that he executed the above instrument.

Signature 
(Notary Public)



State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
 a) 1319-18-312-029
2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Cmm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|-------------|
| Document/Instrument #: | _____ |
| Book: | Page: _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

3. Total Value/Sale Price of Property:
 Deed in Lieu of Foreclosure Only (value of property) \$550,000.00
 Transfer Tax Value \$
 Real Property Transfer Tax Due: \$550,000.00
 \$2,145.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: Adding joint tenant to title

5. Partial Interest: Percentage Being Transferred: 100.000%
 The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Stephanie Jane Lewis Capacity _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 Print Name: Stephanie Jane Lewis
 Address: P.O. Box 575
 City: Zephyr Cove
 State: Nevada Zip: 89448

BUYER (GRANTEE) INFORMATION
 Print Name: Stephanie Jane Lewis
 Address: P.O. Box 575
 City: Zephyr Cove
 State: Nevada Zip: 89448

CERTIFIED COPY
 The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.
 DATE October 27, 2014
 BOBBIE R. WILLIAMS Clerk of Court
 of the State of Nevada, in and for the County of Douglas,
 By M. [Signature] Deputy