

APN 1318-24-411-009

**RECORDING REQUESTED BY AND WHEN
RECORDED MAIL THIS DOCUMENT TO:**

✓ RICHARD J. MCGUFFIN, ESQ.
ALLING & JILLSON, LTD.
276 Kingsbury Grade, Suite 2000
Post Office Box 3390
Lake Tahoe NV 89449-3390



00002220201408517970060069

KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Pursuant to NRS 239B.030, the undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person.

AFFIDAVIT OF EXPIRATION OF LIEN

Patti A. Moss, being first duly sworn, deposes and testifies upon personal knowledge:

1. I am the owner of that certain real property located at 151 Palisades Drive, #9, Stateline, Nevada, 89449, Douglas County Assessor's Parcel Number 1318-24-411-009 (hereinafter the "Property") and more particularly described on Exhibit "A" attached hereto.
2. That on or about July 7, 2012, I contracted with David Bedinger, d.b.a. Best Decks, Post Office Box 10587, Zephyr Cove, Nevada, 89448 (hereinafter "Bedinger"), for the construction of decking and railing at the Property.
3. The work performed by Bedinger was substandard and a dispute arose between the parties.
4. That on or about September 14, 2012, Bedinger recorded a Claim of Lien against the Property in the Official Records of Douglas County in Book 0912, Page 3290, and Document No. 0809117, a copy of which is attached hereto as Exhibit "B."
5. That Bedinger failed to timely perfect the lien within 6 months in accordance with Nevada Revised Statutes ("NRS") §108.233.
6. That as a result of Bedinger's failure to perfect the lien within 6 months in accordance with NRS §108.233, the Claim of Lien, Document No. 0809117 has expired and can no longer act as a lien against the Property.
7. That on or about September 30, 2014, I obtained a Judgment against Bedinger for and in the amount of Seven Thousand One Hundred Twenty One and 76/100

(\$7,121.76) in the Tahoe Township Justice Court, County of Douglas, State of Nevada, Case No. 14-SC-0014 due to the unsafe and incomplete work he performed at the Property in September, 2012.

FURTHER AFFIANT SAITH NAUGHT.

Dated: 22 Oct 14

P. A. Moss, RV
PATTI A. MOSS

State of California)
: ss.
County of Riverside)

Subscribed and sworn to before me on Deborah Jewel Conner by PATTI A. MOSS, who proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Deborah Jewel Conner
Signature of Notary Public

Notarized (Seal) 10-22-14
E.D. Conner



EXHIBIT "A"

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 9, Block E, as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934.

TOGETHER WITH an undivided 2/15th interest in and to Lot A, (Common Area), as shown on the Official Map of Manzanita Heights, filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934.

TOGETHER WITH a 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979, in Book 1079, Page 192, Official Records of Douglas County, Nevada;

A 30 foot wide utility easement as granted by Kenneth C. Kjer, et ux, in Document recorded October 2, 1979, in Book 1079, Page 194, Official Records of Douglas County, Nevada; and

A 5 foot wide slope easement as deeded by Kenneth C. Kjer, et ux, in Document recorded August 28, 1979, Book 879, Page 2107, Official Records of Douglas County, Nevada.

Further reference is made to Record of Survey Lot line adjustment for NANCY MURDOCK LARNER, recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.

EXHIBIT "A"

Doc Number: 080917

09/14/2012 12:31 PM

OFFICIAL RECORDS

Requested By:

David J. Bedinger

DOUGLAS COUNTY RECORDERS

Karen Ellison - Recorder

Page: 1 of 3 Feb 16, 20

Bk 0912 Pg: 3290



080917

Deputy, sd

APN, 1318-24-411-009

Recording requested by: _____

Space above reserved for use by Recorder's Office

When recorded, mail to: _____

Document prepared by: _____

Name: DAVID BEDINGER

Name: SAME

Address: P.O. Box 10587

Address: _____

City/State/Zip: ZEPHYR COVE NV 89449

City/State/Zip: _____

Claim of Lien

State of NEVADA

County of DOUGLAS

I, DAVID J. BEDINGER, being duly sworn, state the following:
In accordance with an agreement to provide labor and/or material, I did furnish the following labor and/or materials: DECKING & RAILING SYSTEM

on the following described real property located in 151 PAUSADES Ct. #9 DOUGLAS County, State of NEVADA, commonly known as:

and legally described as: SEE EXHIBIT A

which property is owned by Patti A. Moss, whose address is 151 PAUSADES Ct #9 STATELINE NV 89449, of a total value of \$ 14,500.00, of which there remains unpaid \$ 2,350.00, and I further state that I furnished the first of the items on the date of 7-17-12, and the last of the items on

EXHIBIT "B"

the date of 8/28/12

I hereby, under the laws of the State of NEVADA, claim a lien against the above-described property in the amount of money, stated above, which remains unpaid to me.

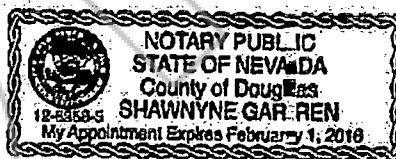
David J. Bedinger
Signature of Person Claiming Lien

DAVID J. BEDINGER
Name of Person Claiming Lien

Address of person claiming lien:

On 9/13/12, David James Bedinger came before me personally and, under oath, stated that he/she is the person described in the above document and that he/she signed the above document in my presence.

Shawnyne Garren
Notary Signature



Notary Public,

In and for the County of Douglas State of Nevada

My commission expires: 2/1/16

Seal

CERTIFICATE OF MAILING

I, DAVID J. BEDINGER, certify that on this date, 9/14/12, I have mailed a copy of this Claim of Lien by USPS certified mail, return receipt requested, in accordance with the law, to:

Name: Patti Moss

Address: 4 SATUREN CIRCLE RANCHO MIRAGE CA 92270

Date: 9/14/12

David J. Bedinger
Signature of Person Mailing Claim of Lien

DAVID J. BEDINGER
Name of Person Mailing Claim of Lien

EXHIBIT "B"

EXHIBIT A DESCRIPTION

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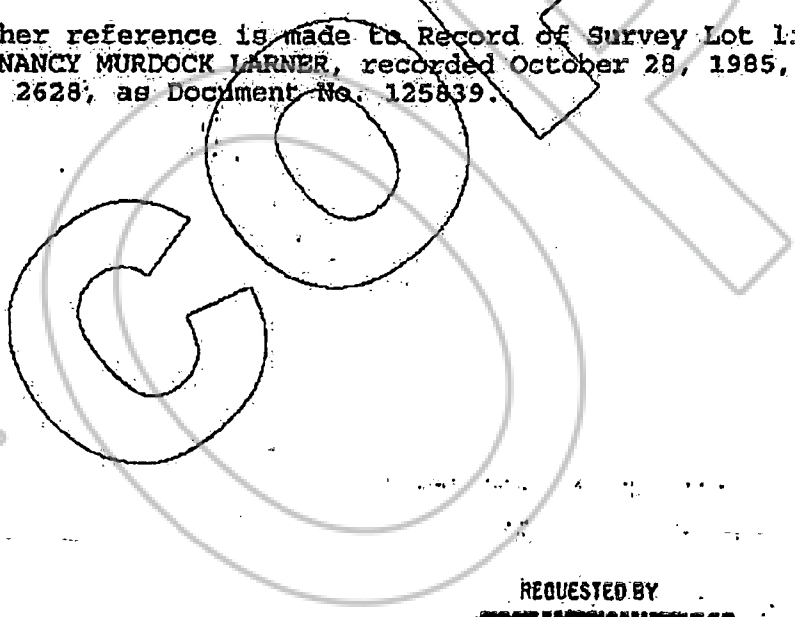
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REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

95 OCT 20 P3:44

LINDA SLATER
RECORDER

PAID 2.00 DEPUTY

Page 4

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BK 1095 PG 3566

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EXHIBIT "B"