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APN :1320-29-401-07; 1320-32-101-009;
1320-32-402-013



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO

RYAN D. RUSSELL
ALLISON MacKENZIE, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

SPACE ABOVE THIS LINE RESERVED FOR
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The party executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of any
person or persons pursuant to NRS 239B.030

The party executing this document hereby affirms
that this document submitted for recording does
contain the social security number of a person or
persons as required by NRS 440.380.

Signature: 
JOHN R. BROOKS

TITLE OF DOCUMENT

LIS PENDENS

1 Case No. 10-CV-0243
2 Dept. No. II

FILED

RECEIVED 2016 SEP 16 PM 4:24
SEP 16 2016
Douglas County
District Court Clerk
LOUIS R. WILLIAMS
CLERK
BY D. HECHMOVICH DEPUTY

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

9 HELLWINKEL FAMILY LLC,
10 a Nevada limited liability company,

11 Plaintiff,

12 vs.

LIS PENDENS

13 H.F. DANGBERG LAND AND
14 LIVESTOCK COMPANY, a Nevada
15 corporation; MINDEN IMPROVEMENT
16 COMPANY, a Nevada corporation;
17 all persons unknown
18 claiming any right, title, estate,
19 lien, or interest in the real property
20 described in the complaint adverse
21 to the HELLWINKEL FAMILY LLC's
22 ownership, or any cloud upon
23 the HELLWINKEL FAMILY LLC's
24 title thereto; and DOES I through X, inclusive,

25 Defendants,

26 NOTICE IS HEREBY GIVEN, that Plaintiff, HELLWINKEL FAMILY, LLC, a
27 Nevada limited liability company, has commenced an action against H.F. DANGBERG LAND AND
28 LIVESTOCK COMPANY, a Nevada corporation; MINDEN IMPROVEMENT COMPANY, a
Nevada corporation; all persons unknown claiming any right, title, estate, lien, or interest in the real
property described in the complaint adverse to the HELLWINKEL FAMILY, LLC's ownership, or
any cloud upon the HELLWINKEL FAMILY LLC's title thereto; and DOES I through X, inclusive,
in the above-entitled Court, which action is now pending.

28 ///

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1 The object of said action is to quiet title to Plaintiff, HELLWINKEL FAMILY LLC
2 , a Nevada limited liability company, to real property commonly known as Assessor's Parcel
3 Numbers 1320-29-402-007; 1320-32-101-009; and 1320-32-402-013 and more particularly
4 described as follows:

5 APN: 1320-29-402-007 and more particularly described as follows:

6 All that certain real property situate within portions of the South 1/2
7 of the Southwest 1/4 of Section 29 and of the North 1/2 of the
8 Northwest 1/4 of Section 32, Township 13 North, Range 20 East,
M.D.B.&M., County of Douglas, State of Nevada, described as
follows:

9 Parcel 1 and a portion of Parcel 2, as both parcels are shown on that
10 certain Record of Survey Supporting a Boundary Line Adjustment for
11 C.O.D. Garage Company, recorded December 18, 1991 in Book
12 1291, at Page 2744, as Document No. 267306 in the Official Records
of Douglas County, Nevada, more particularly described as follows:

13 BEGINNING at a found gear spike at the northeasterly corner of
14 Parcel 1 as shown on said Record of Survey, Document No. 267306;
15 thence South 26°40'24" West, 280.96 feet to a found 1/2" rebar
16 tagged RCE 446; thence continuing South 26°40'24" West, 104.52
17 feet; thence South 49°54'02" West, 70.39 feet to the beginning of a
18 nontangent curve concave to the Southwest, said point being on the
19 northerly right-of-way line of U.S. Highway 395; thence from a
20 tangent bearing of North 40°05'58" West, along said northerly right-
21 of-way line, 173.52 feet along the arc of said curve, having a radius
22 of 572.00 feet and through a central angle of 17°22'51"; thence
23 leaving said northerly right-of-way line, North 33°55'05" East, 51.97
24 feet to a found PK nail tagged PLS 3519 at the beginning of a
nontangent curve concave to the South; thence from a tangent bearing
of South 56°11'50" East, 3.74 feet along the arc of said curve, having
a radius of 618.28 feet and through a central angle of 00°20'48";
thence North 26°35'00" East, 73.32 feet; thence North 63°25'00"
West, 34.00 feet; thence North 26°35'00" East, 236.07 feet to a found
5/8" rebar tagged PLS 6497; thence North 63°25'00" West, 249.90
feet; thence North 26°35'00" East, 132.00 feet; thence South
53°03'13" East, 439.87 feet to a found 1/2" iron pipe with no cap or
tag at the beginning of a nontangent curve concave to the Northwest;
thence from a tangent bearing of South 59°27'37" West, 8.19 feet
along the arc of said curve, having a radius of 613.00 feet and through
a central angle of 00°45'57" to a found 5/8" rebar tagged PLS 6497;
thence South 63°25'00" East, 412.07 feet to the point of beginning.

25 Reference is made to Record of Survey recorded June 10, 2004 in
26 Book 604, Page 5297 as Document No. 615769.

27 NOTE: The above metes and bounds description appeared previously
28 in that certain instrument recorded in the office of the County
Recorder of Douglas County, Nevada on June 10, 2004 in Book 604,
Page 5292, as Document No. 615768 of Official Records.

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1 APN: 1320-32-101-009 and more particularly described as follows:

2 All that certain real property situate within portions of the South 1/2
3 of the Southwest 1/4 of Section 29 and the North 1/2 of the
4 Northwest 1/4 of Section 32, Township 13 North, Range 20 East,
M.D.B.&M., County of Douglas, State of Nevada, described as
follows:

5 A portion of Parcel 2, as shown on that certain Record of Survey
6 Supporting a Boundary Line Adjustment for C.O.D. Garage
7 Company, recorded December 18, 1991 in Book 1291, at Page 2744,
as Document No. 267306 in the Official Records of Douglas County,
Nevada, more particularly described as follows:

8 BEGINNING at a found 1/2" rebar tagged LS 1278 at the most
9 easterly corner of Parcel 2 as shown on said Record of Survey,
10 Document No. 267306; thence South 58°38'00" West, 141.23 feet to
11 a point on the northerly right-of-way line of U.S. Highway 395;
12 thence along said northerly right-of-way line, North 31°22'00" West,
13 81.34 feet to the beginning of a tangent curve concave to the
14 Southwest; thence continuing along said northerly right-of-way line,
15 87.18 feet along the arc of said curve having a radius of 572.00 feet
16 and through a central angle of 08°43'58"; thence leaving said
17 northerly right-of-way line, North 49°54'02" East, 70.39 feet; thence
18 North 26°40'24" East, 104.52 feet to a found 1/2" rebar tagged RCE
19 446; thence South 63°24'35" East, 89.03 feet to a found 1/2" rebar
20 with no tag, at the beginning of a nontangent curve concave to the
Northeast; thence from a tangent bearing of South 05°18'27" West,
171.28 feet along the arc of a said curve, having a radius of 293.42
and through a central angle of 33°26'44" to the point of beginning.

Reference is made to Record of Survey recorded June 10, 2004 in
Book 604, Page 5297 as Document No. 615769.

NOTE: The above metes and bounds description appeared previously
in that certain instrument recorded in the office of the County
Recorder of Douglas County, Nevada on June 10, 2004 in Book 604,
Page 5292, as Document No. 615768 of Official Records.

21 APN: 1320-32-402-013 and more particularly described as follows:

22 A parcel of land in the Town of Minden, North of Highway 395 and
23 East of Buckeye Lane (Sixth Street) and also being in the Southwest
1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20
24 East, M.D.B.&M., and more particularly described as follows:

25 COMMENCING at a point where the East side of Fourth Street in the
26 Town of Minden continued would intersect the North boundary of U.
27 S. Highway 395 and being North 26°35' East, 53.51 feet from the
Minden Town Monument; thence North 0°45' West, 68 feet to point
of beginning; thence along a curve to the left which has a radius of
845 feet, a chord bearing North 55°51'23" West, a distance of 86.17
feet; thence North 63°25' West, 65 feet to a point on the easterly line
28 of the Bently Nevada Corporation land as shown in Deed recorded in

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Book 975, page 929, as Document No. 83343 of Official Records; thence along the easterly line of the Bently land, North 26°35' East, a distance of 176.24 feet to a point on the southerly line of Lot 3 in Block 3 of the North Addition to the Town of Minden; thence along the southerly line of Lots 3, 4 and 5 in Block 3 of the North Addition to the Town of Minden, in a southeasterly direction, North 87°30' East a distance of 129.88 feet; said point being the Southeast corner of said Lot 5 in Block 3; thence South 26°35' West, along the westerly line of the C.O.D. Garage Company land as set forth in Deed recorded in Book 84, Page 510, as Document No. 51773 of Official Records, a distance of 176.76 feet; thence South 63°25' East a distance of 34 feet; thence South 26°35' West a distance of 77.339 feet to true point of beginning.

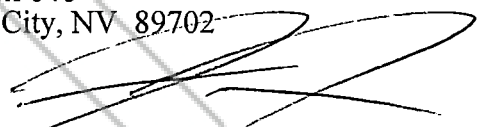
NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on September 25, 2003 in Book 903, Page 13757, as Document No. 591169 of Official Records.

Reference is made to the Verified Complaint to Quiet Title in full particulars.

DATED this 16 day of September, 2016.

ALLISON MacKENZIE, LTD.
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P.O. Box 646
Carson City, NV 89702

By: _____


RYAN D. RUSSELL, ESQ.
Nevada State Bar # 8646
JAMES R. CAVILIA, ESQ.
Nevada State Bar # 3921
Attorneys for Plaintiff
HELLWINKEL FAMILY LLC

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**NINTH JUDICIAL DISTRICT COURT
COUNTY OF DOUGLAS, STATE OF NEVADA**

**AFFIRMATION
Pursuant to NRS 239B.030**

The undersigned does hereby affirm that the preceding document:

Document does not contain the social security number of any person

-OR-

Document contains the social security number of a person as required by:

A specific state or federal law, to wit:

(State specific state or federal law)

-or-

For the administration of a public program

-or-

For an application for a federal or state grant

-or-

Confidential Family Court Information Sheet
(NRS 125.130, NRS 125.230 and NRS 125B.055)

Date: September 16, 2016.

ALLISON MacKENZIE, LTD.
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By: _____

RYAN D. RUSSELL, ESQ.
Nevada State Bar # 8646
JAMES R. CAVILIA, ESQ.
Nevada State Bar # 3921
Attorneys for Plaintiff
HELLWINKEL FAMILY LLC

COPY

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 September 16, 2016

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy