

**DOUGLAS COUNTY ASSESSOR'S
PARCEL NO: 1319-03-210-010**

DOUGLAS COUNTY, NV **2019-928979**
Rec:\$35.00
\$35.00 Pgs=9 **05/14/2019 08:14 AM**
MCDONALD CARANO LLP
KAREN ELLISON, RECORDER

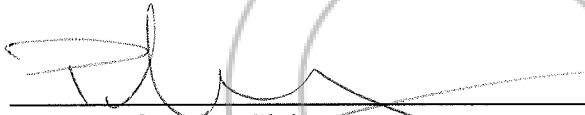
Recording Requested by
Dianda Construction, Inc.

After recorded, mail to:
Dianda Construction, Inc.
c/o Philip Mannelly, Esq.
McDonald Carano
100 West Liberty Street, 10th Floor
Reno, NV 89501

DISCHARGE OR RELEASE OF NOTICE OF LIEN

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030).



Attorney for Lien Claimant

Philip M. Mannelly

Printed Name

DISCHARGE OR RELEASE OF NOTICE OF LIEN

This page added to provide additional information required by NRS 111.312 Sections 1-4 and NRS 239B.030 Section 4. (Additional recording fee applies)

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DISCHARGE OR RELEASE OF NOTICE OF LIEN

NOTICE IS HEREBY GIVEN THAT:

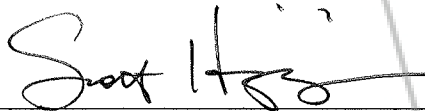
The undersigned did, on the 28th day of the month of March of the year 2019, record as Document No. 2019-927130 in the office of the county recorder of Douglas County, Nevada, its Notice of Lien, a copy of which is attached hereto as Exhibit 1 and incorporated herein, by which the undersigned gave notice of its intention to hold a lien upon the following described property or improvements, owned or reputedly owned by Michael J. Rogerson, located in the County of Douglas, State of Nevada, to wit:

Generally known as 1-16 Skyland Drive, Zephyr Cove, NV 89448 with APN 1319-03-210-010 and more particularly described in Exhibit A to the Notice of Lien attached hereto.

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 this Notice of Lien.

DATED this 10th day of May, 2019.

Dianda Construction, Inc.

By: 
Scott Higgins
General Manager



STATE OF NEVADA,)
) ss.
COUNTY OF WASHOE.)


Scott Higgins being first duly sworn on oath according to law, deposes and says:

I have read the foregoing Discharge or Release of Notice of Lien, know the contents thereof and state that the same is true of my own personal knowledge, except those matters stated upon information and belief, and, as to those matters, I believe them to be true.




Scott Higgins
General Manager - Dianda Construction, Inc.

Subscribed and sworn before me
this 10th day of the month of
May of the year 2019.



Beth E. Murray
Notary Public in for the County of
Washoe and State of Nevada.

BETH E. MURRAY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 97-1996-2 - Expires June 3, 2021



BETH E. MURRAY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 97-1996-2 - Expires June 3, 2021



DOUGLAS COUNTY, NV **2019-927130**
Rec:\$35.00
\$35.00 Pgs=5 **03/28/2019 08:56 AM**
MCDONALD CARANO LLP
KAREN ELLISON, RECORDER

**DOUGLAS COUNTY ASSESSOR'S
PARCEL NO: 1319-03-210-010**

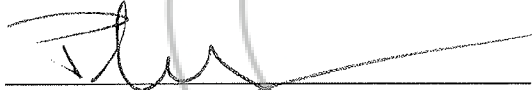
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After recorded, mail to:
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c/o Philip Mannelly, Esq.
McDonald Carano LLP
100 West Liberty Street, 10th Floor
Reno, NV 89501

NOTICE OF LIEN

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B. 030).



Attorney for Lien Claimant

Philip M. Mannelly
Printed Name

NOTICE OF LIEN

This page added to provide additional information required by NRS 111.312 Sections 1-4 and NRS 239B.030 Section 4. (Additional recording fee applies)

**DOUGLAS COUNTY ASSESSOR'S
PARCEL NO: 1319-03-210-010**

Recording Requested by:
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After recorded, mail to:
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c/o Philip Mannelly, Esq.
McDonald Carano LLP
100 West Liberty Street, 10th Floor
Reno, NV 89501

NOTICE OF LIEN


The undersigned claims a lien upon the property described in this notice for work, materials or equipment furnished or to be furnished for the improvement of the property:

1. The amount of the original contract is: Cost of the Work plus 12% Contractor Fee and 0.9% General Liability based on the Cost of the Work.
2. The total amount billed to date under the contract is: \$344,818.27.
3. The total amount of all payment received to date is: \$228,100.22.
4. The amount of the lien, after deducting all just credits and offsets, is: \$116,718.05.
5. The name of the owner of the property is: Michael J. Rogerson.
6. The name of the person by whom the lien claimant was employed or to whom the lien claimant furnished or agreed to furnish work, materials or equipment is: Michael J. Rogerson (owner) and/or Paul Valov (owner's authorized representative).
7. A brief statement of the terms of payment of the lien claimant's contract is: Due upon receipt as stated on every invoice cover sheet with contract stipulation that allows for a 7 day period in which the owner shall give written notice to Constructor to disapprove or nullify a pay application or portion of it, specifying reasons for the disapproval or nullification.
8. The real property upon which the lien is claimed consists of land commonly referred to as 1016 Skyland Drive, Zephyr Cove, NV 89448 in Douglas County, Nevada bearing the above-referenced Douglas County Assessor's Parcel Number (APN). See attached Exhibit A for a full legal description.

9. Lien Claimant herein is entitled to reasonable attorney's fees, statutory interest on the amount of this lien claim, and all costs incurred in perfecting said lien claim.

DATED this 25 day of March, 2019.

Dianda Construction, Inc.



Scott Higgins
General Manager

VERIFICATION

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

Scott Higgins being first duly sworn on oath according to law, deposes and says:

I have read the foregoing Notice of Lien, know the contents thereof and state that the same is true of my own personal knowledge, except those matters stated upon information and belief, and, as to those matters, I believe them to be true.



(Authorized Signature of Lien Claimant)
Scott Higgins
General Manager

Subscribed and sworn to before me
this 25th day of the month of
March of the year 2019.



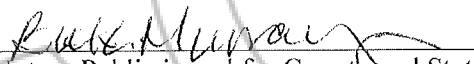

Notary Public in and for County and State
Nevada, Washoe

EXHIBIT "A"

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

PARCEL 1:

Lot 27 of SKYLAND SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 27, 1958, in Book 1, Page 181, as File No. 12967.

RESERVING AND EXCEPTING THEREFROM a portion of Lot 27, unto FRANK PEREZ and HERLINDA PEREZ, as set forth in the Deed recorded December 1, 1978 in Book 1278, Page 83, Official Records of Douglas County, for their existing concrete and wood stairway located on the following described real property:

COMMENCING at the southeasterly corner of said Lot 27; thence along the easterly boundary of said Lot 27, North 29°31'30" West 97.84 feet to the true point of beginning; thence continuing North 29°31'30" West 14.40 feet; thence South 54°24'57" West 2.52 feet; thence South 35°35'03" East 14.32 feet; thence North 54°24'57" East 1.00 feet to the point of beginning.

AND FURTHER RESERVING unto the Grantors an easement for purpose of ingress and egress in order to maintain said stairway over the following described property:

COMMENCING at the southeasterly corner of said Lot 27; thence along the easterly boundary of said Lot 27, North 29°31'30" West 97.84 feet to the true point of beginning; thence South 54°24'57" West 1.00 feet; thence North 35°35'03" West 14.32 feet; thence North 54°24'57" East 2.52 feet; thence North 29°31'30" West 5.03 feet; thence South 54°24'57" West 8.05 feet; thence South 35°35'03" East 24.32 feet; thence North 54°24'57" East 5.47 feet; thence North 29°31'30" West 5.03 feet to the point of beginning.

PARCEL 2:

Together with a non-exclusive right-of-way for access to the waters of Lake Tahoe and for beach and recreational purposes as set forth in Deed recorded February 5, 1960, in Book 1, Page 268, File No. 15573, Official Records.

Assessor's Parcel Number(s):
1318-03-210-010