

APN: 1220-03-212-029



KAREN ELLISON, RECORDER

**Recording Requested By:
And Return To:**

Name: Office of the Attorney General
Address: 5420 Kietzke Lane, Suite 202
City/State/Zip: Reno, NV 89511

I hereby affirm that this document submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Judy Girton
Signature

Judy Girton, Legal Secretary II
Print Name & Title

NOTICE OF LIS PENDENS

1429 Sugar Maple Avenue, Gardnerville, NV 89410

If legal description is a metes & bounds description furnish the following information:

Legal Description obtained from

If Surveyor, please provide name and address.

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

This cover page must be typed

RECEIVED

JUL 15 2019

1 CASE NO. 19-CV-0211 Douglas County District Court Clerk

FILED

2 DEPT NO. II

2019 JUL 15 PM 2:56

BOBBIE R. WILLIAMS
CLERK
M. BIAGGINI
RY _____ DEPUTY

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

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9 STATE OF NEVADA, DEPARTMENT OF)
10 HUMAN SERVICES, DIVISION OF HEALTH)
11 CARE FINANCING AND POLICY (NEVADA)
12 MEDICAID), and SUZANNE BIERMAN,)
13 Administrator,)
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NOTICE OF LIS PENDENS

Petitioner,

v.

JILL KENT, deceased,
and DOES I through X, inclusive,

Respondents.

NOTICE IS HEREBY GIVEN that Petitioner has filed an action against the above-named defendant that is now pending in the above-entitled District Court to impose a Medicaid lien in the amount of Five Thousand, Six Hundred and Six Dollars and Sixty-Two Cents (\$5,606.62) on the real property commonly known as 1429 Sugar Maple Avenue, Gardnerville, Nevada 89410 located in Douglas County and further described as follows:

LOT 29, BLOCK E, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS, PHASE 3, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON NOVEMBER 19, 2004, BOOK 1104, PAGE 9523, AS DOCUMENT NO. 6529883.

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Property description taken from GRANT, BARGAIN and SALE DEED filed with the Douglas County Recorder's Office on March 28, 2008, as Document No. 0720484.

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1 The lien is placed for reimbursement of Medicaid benefits paid on behalf of Jill Kent in the
2 amount of Five Thousand, Six Hundred and Six Dollars and Sixty-Two Cents (\$5,606.62) to be paid to
3 Nevada Medicaid upon sale or transfer of the property.

4 However, pursuant to state and federal law, the State may only recover on such a lien at a time
5 when there is no surviving spouse, child(ren) under 21, or blind and/or disabled children of any age, if
6 any. Additionally, the State must release its lien if the surviving spouse, child under 21, or disabled
7 child, if any, seeks to engage in a bona fide sale or financial transaction involving the home.

8 The object of the pending lien action is to secure the State's interest in the property and also
9 allow the survivors to enjoy and benefit from their interest in and use of the property.

10 Pursuant to NRS 239B.030, the undersigned does hereby affirm that the preceding document
11 does NOT contain the social security number of any person.

12 RESPECTFULLY SUBMITTED this 12th day of July, 2019.

13
14 AARON D. FORD
Attorney General

15 By: Linda Anderson

LINDA ANDERSON
Chief Deputy Attorney General
Nevada Bar #4090
5420 Kietzke Lane, #202
Reno, Nevada 89511
(775) 687-2100

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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 July 15, 2019

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

By [Signature] Deputy