DOUGLAS COUNTY, NV

2019-935675

Rec:\$35.00 Total:\$35.00

09/25/2019 02:58 PM

LEMONS GRUNDY EISENBERG

Pgs=4

APN# 1420-19-101-013	
Recording Requested by/Mail to:	00098886201909356750040042
Name: Lemons Grundy Eisenbe	KAREN ELLISON, RECORDER
Address: 6005 Plumas #300	'ម
City/State/Zip: Reno, NV 89519	
Mail Tax Statements to: Name:	
Address:	
City/State/Zip:	
Notice of Lien	
	ocument (required)
(Only u	se if applicable)
, , ,	hat the document submitted for recording
DOES contain personal informat	ion as required by law: (check applicable)
Affidavit of Death –	NRS 440.380(1)(A) & NRS 40.525(5)
Judgment – NRS 17	.150(4)
Military Discharge –	NRS 419.020(2)
Signature	
^	
Printed Name	
This document is being (re-)recorded to correct	document # and is correcting

Assessor's Parcel Number: 1420-19-101-013

Notice of Lien

TO:	West Ridge Homes	Coit Services of Reno, LLC
	3193 Hobo Hot Springs Road	105 East Parr Blvd.
	Gardnerville, Nevada 89512	Reno, Nevada 89512
TO:	Richard D. Armstrong	
	Esther Susan Armstrong))
	Kathleen S. Armstrong	
	Clifford Armstrong	× /
	3193 Hobo Hot Springs Road	
	Minden, NV 89423	
	The undersigned claims a lien upon the proper	ty described in this notice for work,
mater	rials or equipment furnished or to be furnished for t	\
		The improved mental and property.
1.	The amount of the original contract is: \$5,900.36	/
2.	The total amount of all changes and additions, if a	ny, is \$ <u>0.00</u>
3.	The amount of all payments received to date is: \$0	0.00
4.	The amount of the lien, after deducting all just cre	edits and offsets, is: \$5,900.36
5.	The name of the owner, if known, of the property	is: Richard D. Armstrong; Esther Susan
Armst	rong; Kathleen S. Armstrong; and Clifford Armstron	g
6.	The name of the person by whom the lien claima	ant was employed or to whom the lien
1	claimant furnished work, materials for equipment	is: West Ridge Homes
7.	A brief statement of the terms of payment of the	lien claimant's contract is: Claimant's
contra	act is: Invoices are due upon receipt	·

8. A description of the property to be charged	with the lien is: 3193 Hobo Hot Springs Road,	
Gardnerville, Nevada 89512, Assessor's Parcel Number: .		
	COIT SERVICES OF RENO, LLC	
DATED: September 25, 2019.		
	Lonnie Fixel, Authorized Representative	
STATE OF NEVADA)		
) ss.		
COUNTY OF WASHOE)		
Lonnie Fixel, being first duly sworn on oath according to law, deposes and says:		
I have read the foregoing Notice of Lien, k same is true of my own personal knowledge, excep	now the contents thereof and state that the	
Same is true of my own personal knowledge, excep	of those matters stated apon information and	

Lonnie Fixel, Authorized Representative of COIT SERVICES OF RENO, LLC

SUBSCRIBED AND SWORN to before me this 25 day of September 2019.

belief, and, as to those matters, I believe them to be true.

NOTARY PUBLIC

MARIA R. MARQUEZ
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 08-5524-2 - Expires December 15, 2019

Escrow No. 1902700-RLT

EXHIBIT A LEGAL DESCRIPTION

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

Parcel 1:

Parcel 1 as shown on Parcel Map No. 147129, for Ruby A. Barker, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1986, in Book 1286, at Page 2678, as Document No. 147129, Official Records.

Excepting therefrom a parcel of land taken by the State of Nevada in the Final Order of Condemnation by the Ninth Judicial District Court, filed in the office of the County Recorder of Douglas County, State of Nevada, on April, 12, 1988, in Book 488, at Page 1040, as Document No. 175914, Official Records.

Said land also shown on the Record of Survey for West Ridge Homes, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 2018, as Document No. 921592, Official Records.

Parcel 2:

A 20 foot wide access easement, as per the Access Easement, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 5, 2018, as Document No. 920552, Official Records, over and across a portion of Parcel 2 and Parcel 3 of that certain Parcel Map No. 147129, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1986, in Book 1286, at Page 2678, as Document No. 147129, Official Records, situate within the NE 1/4 of the NW 1/4 of Section 19, Township 14 North, Range 20 East, Mount Diablo Base and Meridian, being more particularly described as follows:

BEGINNING at the Southwesterly corner of the aforementioned Parcel 2; thence along the Easterly Right-Of-Way line of Hobo Hot Springs Road North 26°10'00" East, a distance of 11.14 feet; thence along a line lying 10 feet Northerly parallel with and perpendicular to the Southerly line of said Parcel 2, North 90°00'00" East, a distance of 252.33 feet to the Easterly line of said Parcel 2; thence along said Easterly line of Parcel 2 and the Easterly line of Parcel 3, South 00°06'00" East, a distance of 20.00 feet; thence departing said easterly line along a line lying 10 feet Southerly parallel with and perpendicular to the Northerly line of said Parcel 3, North 90°00'00" West, a distance of 262.15 feet to the Easterly Right-Of-Way line of Hobo Hot Springs Road; thence along said Easterly Right-Of-Way line North 26°10'00" East, a distance of 11.14 feet, more or less, to the TRUE POINT OF BEGINNING.

APN: 1420-19-101-013