

APN# 1418-15-110-017

Recording Requested by/Mail to:

Name: F&B INC

Address: P.O. BOX 3655

City/State/Zip: STATELINE, NV 89449

Mail Tax Statements to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_



KAREN ELLISON, RECORDER

Mechanic's Lien

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information 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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MECHANICS LIEN

STATE OF NEVADA

COUNTY OF DOUGLAS

BE IT KNOWN, this the undersigned lien claimant F & B INC. located at  
P.O. BOX 3655 &  
201 MANDR DR. in STATELINE

located in the County of DOUGLAS in the State of NEVADA

with the zip code of 89449 hereby files a claim for a Mechanic's Lien against  
OP DEVELOPMENT  
GREG OPINSKI located at 145 RIGGS AVE in MERCED

located located in the County of MERCED in the State of CALIFORNIA

In the zip code of 95341 and hereinafter referred to as the "Owner," and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows.

BE IT KNOWN: that on 8/2017 thru 12/20/2018, the aforementioned Owner, did own the following described real estate property located in the County of DOUGLAS in the State of NEVADA to wit.

The property home located at 35 South Point Place in the City of UPPAWAY DIVISION, and together with and improvements and other buildings, if any, is herematter referred to as the "Premises," with said real estate having the permanent index identification number of 1418-15-110-017 and the legal property description as follows: SEE ATTACH LEGAL DESCRIPTION. 2014-851839

On JUNE 2016, the Lien Claimant entered into A CONTRACT with the aforementioned Owner to PERFORM SITE WORK on said Premises for the original total sum of \$82,441.51, which became due and payable upon completion of the build and/ or project services.

The Lien Claimant satisfactorily completed and fulfilled its obligation to 12-26-2018 on the aforementioned Premises on 35 South POINT PLACE, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$62,482.50 thus leaving a balance due of \$19,959.01.

Lien Claimant, in good faith, provided the agreed upon labor and materials needed to COMPLETE CONTRACT at the request of the Owner of the Premises. A final invoice was Provided to the Owner itemizing cost of materials and labor with a request for final balance due.

The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$19,959.01 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of NEVADA Statutes.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature:

Charlena CHARLENA  
Sec Trees for F&B Inc. MANCHESTER

Date: 10/23/19

NOTARY ACKNOWLEDGMENT

STATE OF Nevada

COUNTY OF Douglas

The Affiant, F&B Inc. / Charlena Manchester, being duly sworn, on oath  
deposes and says that she/he is the Lien Claimant and that she/he had read  
the foregoing claim for the lien and knows the contents thereof, and that  
all statements therein contained are true and correct to the best of his/her  
belief and knowledge.

Subscribed and sworn to before me on October 23, 2019

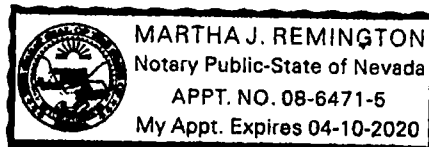
Charlena Manchester Sec Treas  
for F&B Inc

Signature: [Handwritten Signature] Date: 10/23/19

(Notary Signature) Martha J. Remington

(Notary Printed Name) Martha J. Remington

My commision expires on 4/10/2020



A.P.N.: 1418-15-110-017  
File No: 141-2472129 (NMP)  
R.P.T.T.: \$3,100.50

When Recorded Mail To: Mail Tax Statements To:  
OP Development, Inc.  
145 Riggs Avenue  
Merced, CA 95344

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Cielo, LLC, a Delaware Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

OP Development, Inc., a California corporation

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

**\* PARCEL I:**

**LOT 35 AS SET FORTH ON THE SEVENTH AMENDED MAP OF UPPAWAY SUBDIVISION  
RECORDED NOVEMBER 29, 1982 IN BOOK 1182 OF OFFICIAL RECORDS AT PAGE  
1259, DOUGLAS COUNTY NEVADA AS DOCUMENT NO. 73522.**

**PARCEL II:**

**THOSE CERTAIN EXCLUSIVE PERPETUAL USE EASEMENTS SET FORTH IN  
DOCUMENTS RECORDED JULY 27, 1990 IN BOOK 790 OF OFFICIAL RECORDS AT  
PAGE 3978 AS DOCUMENT NO. 231122, DOUGLAS COUNTY, NEVADA.** \*

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.