

APN# 1220-31-001-021



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Joan E. Neuffer

Address: 1692 County Road, Suite C

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Maine Marine, LLC; Robert Orr

Address: P.O. Box 2166

City/State/Zip: Yountville, CA 94599

Notice of Release of Pendency of Action (Lis Pendens)

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

Joan E. Neuffer, Esq.

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

Case No. 19-CV-0053

Dept. No. II

This document does not contain the personal information of any individual

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

HARLEY BAILEY and EVELYN BAILEY, husband and wife, Plaintiffs, v. ROBERT ORR, an individual; and as agent for MAINE MARINE, LLC, a foreign entity; DOES 1-10, and ROES Corporations 1-10, Defendant(s).	NOTICE OF RELEASE OF PENDENCY OF ACTION (LIS PENDENS)
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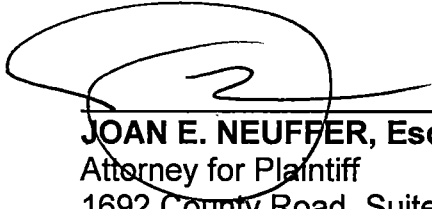
NOTICE IS HEREBY GIVEN that the above captioned action was dismissed by the court on June 23, 2020, pursuant to the terms of a written settlement agreement between the parties. A copy of the *Stipulated Order of Dismissal* is attached as **Exhibit A.**

Accordingly, the *Notice of Pendency of Action (Lis Pendens)* recorded on February 12, 2019, Document No. 2019-925657, and amended on October 14, 2019, Document No. 2019-936592, is hereby RELEASED.

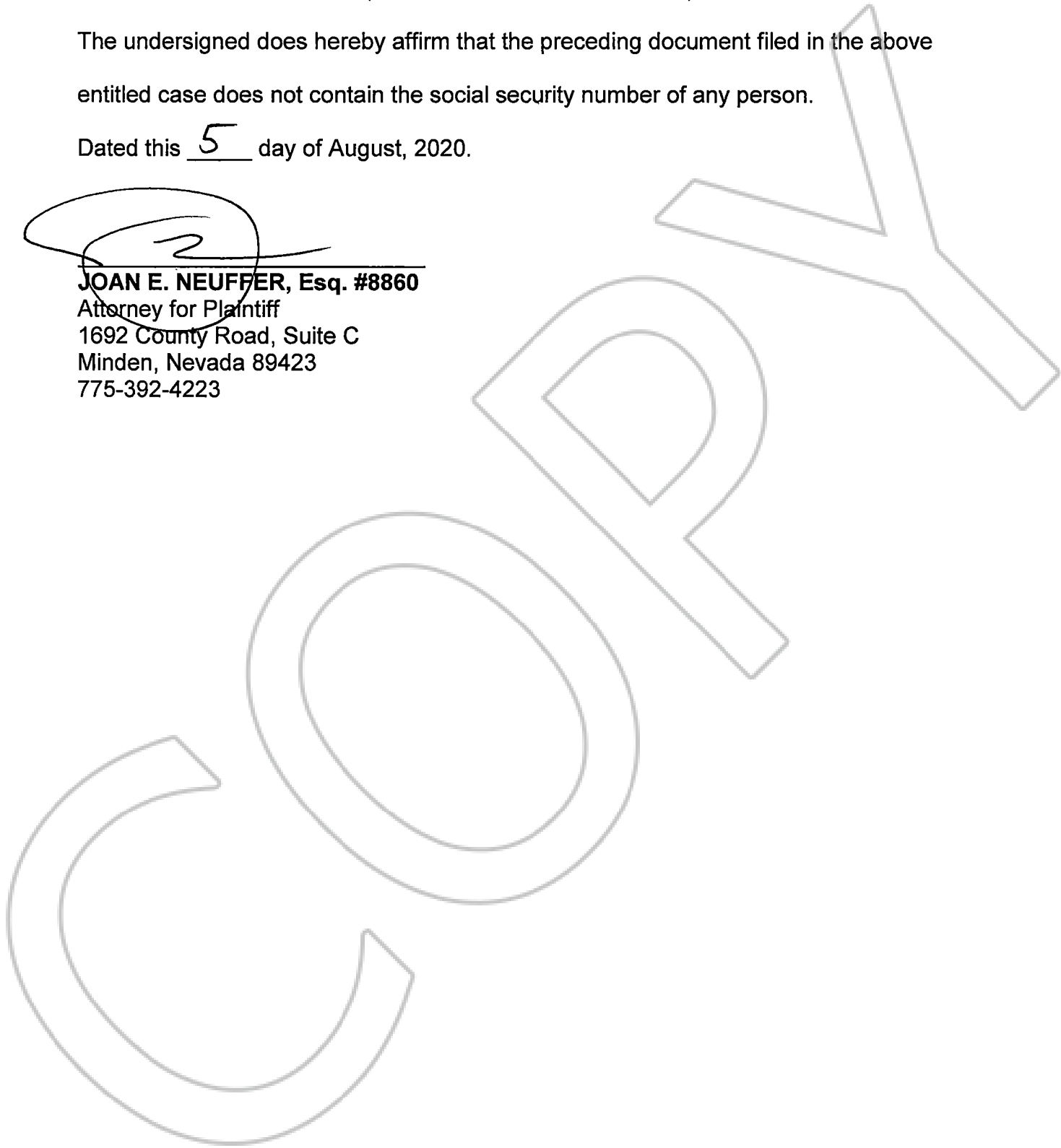
AFFIRMATION
(NRS 239B.030/NRS 603A.040)

The undersigned does hereby affirm that the preceding document filed in the above entitled case does not contain the social security number of any person.

Dated this 5 day of August, 2020.



JOAN E. NEUFFER, Esq. #8860
Attorney for Plaintiff
1692 County Road, Suite C
Minden, Nevada 89423
775-392-4223



RECEIVED

JUN 23 2020

Douglas County
District Court Clerk

FILED

2020 JUN 24 AM 8:50

BOBBIE R. WILLIAMS
CLERK

BY **A. NEWTON** DEPUTY

Case No. 19-CV-0053

Dept. No. II

*This document does not contain the personal
information of any individual*

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

<p>HARLEY BAILEY and EVELYN BAILEY, husband and wife, Plaintiffs, v. ROBERT ORR, an individual; and as agent for MAINE MARINE, LLC, a foreign entity; DOES 1-10, and ROES Corporations 1-10, Defendants.</p>	<p>STIPULATED ORDER FOR DISMISSAL</p>
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COMES NOW, HARLEY BAILEY and EVELYN BAILEY, the Plaintiffs, by and through their attorney, Joan E. Neuffer, Esq., and ROBERT ORR, an individual, and as agent for Defendant MAINE MARINE, LLC, by and through their attorney, Catherine Reichenberg, Esq., and present this Stipulated Order as follows:

The parties have executed and recorded the transfer deeds to necessary to accomplish the boundary line adjustment referenced in their *Settlement Agreement and Release of Claims* (Settlement Agreement) in the above entitled case. A *Notice of Recording* with copies of the transfer deeds and the revised map was filed on June 15, 2020.

Plaintiff has not yet received the Defendant's monetary contribution of \$500 toward the cost of relocating the fence to accommodate the new boundary line pursuant to the Settlement Agreement. However, all other financial obligations between the parties have been satisfied, and this case is ready to be dismissed.

The court finds based on the documents and evidence submitted, and representations of the parties through their counsel, and for good cause shown, this Stipulated Order for Dismissal should be entered; NOW, THEREFORE,

1. This case is dismissed with prejudice.
2. Upon entry of this order, the District Court Clerk shall immediately release and return the security funds posted by the Plaintiffs in the amount of \$10,000. Payment shall be made to Harley and Evelyn Bailey, and mailed to P.O. Box 6237, Gardnerville, Nevada 89460.
2. Upon receipt of the outstanding \$500 from Defendant, counsel for the Baileys shall prepare and record a *Notice of Release of Lis Pendens* against Defendants' real property that was the subject of this lawsuit and file a copy with the court no later than ten (10) days from that date.

IT IS SO ORDERED.

DATED this 23 day of June, 2020.



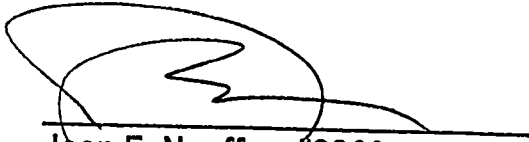
THE HONORABLE THOMAS W. GREGORY
District Court Judge

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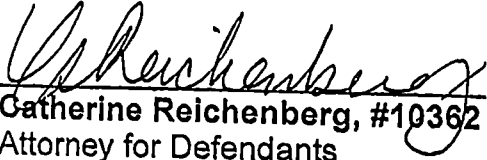
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Presented by:



Joan E. Neuffer, #8860
Attorney for Plaintiffs



Catherine Reichenberg, #10362
Attorney for Defendants

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