

APN# 1121-05-516-036



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: LANCE P. MAISS

Address: 3500 LAKESIDE CT #203

City/State/Zip: RENO, NV 89509

Mail Tax Statements to:

Name: DEBRA VESBITA

Address: 8117 BOCA RIO DR

City/State/Zip: BUCA RATON, FL 33433

ORDER TERMINATING INTEREST IN REAL PROPERTY AND
Title of Document (required) REMOVAL OF LIEN

------(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

LANCE P. MAISS

Printed Name

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

RECEIVED

NOV 30 2020

Douglas County
District Court Clerk

FILED

20 NOV 30 P2:01

BOBBIE R. WILLIAMS
CLERK

BY D. GOELZ DEPUTY

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Attorneys for Petitioner

7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF DOUGLAS

10 DEBRA VESELITZA, Trustee of the DEBRA
11 VESELITZA LIVING TRUST, DATED
JANUARY 26, 2015,

Case No. 2020-CV-00214

Dept. No. II

12 Petitioner,

14 DANIEL M. VESELITZA (DECEASED) AND
ESTATE OF DANIEL M. VESELITZA,

16 Respondents,

17 **ORDER TERMINATING INTEREST IN REAL PROPERTY AND REMOVAL OF LIEN**

18 A Verified Petition to Terminate Interest in Real Property or for Release of Lien duly made
19 by Petitioner DEBRA VESELITZA, Trustee of the DEBRA VESELITZA LIVING TRUST,
20 DATED JANUARY 26, 2015, requesting termination of the lien interest of Daniel M. Veselitza,
21 now deceased, and/or the Estate of Daniel M. Veselitza, against the real property owned by
22 Petitioner, that was recorded with the Recorder's Office of Douglas County, Nevada, came before
23 this Court for hearing on November 30, 2020, pursuant to a Notice of Hearing, duly filed with the
24 Court.

25 NRS 40.525(1) provides that if title or an interest in real or personal property is affected by
26 the death of any person, any other person who claims any interest in the real or personal property, if
27 the other person's interest is affected by the death of the deceased person, or the State of Nevada,
28 may file in the district court of any county in which any part of the real or personal property is

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1 situated a verified petition setting forth those facts and particularly describing the real or personal
2 property, the interest of the petitioner and the interest of the deceased person therein. Moreover,
3 NRS 108.2275 provides that failure to comply with the necessary statutory requirements for
4 mechanic's liens are grounds for removal of the lien as frivolous. Finally, while equitable liens are
5 recognized in Nevada, the parties must provide a clear intention to create a lien against property.
6 Otherwise, the equitable lien is invalid.

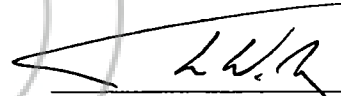
*TA and there being no
opportunity*

7 Based upon the Verified Petition, Affidavits, and Exhibits presented to the Court, and good
8 cause appearing therefore:

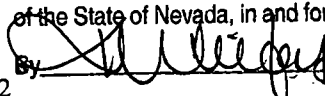
9 IT IS HEREBY ORDERED that pursuant to NRS 40.525(1), NRS 30.040, and NRS
10 108.2275, the Petition is granted, thereby terminating the real property interest of Daniel M.
11 Veselitz (deceased) and/or the Estate of Daniel M. Veselitz to the real property located at 271
12 Walker Street, Gardnerville, NV – APN: 112405-516-036.

13 IT IS FURTHER ORDERED that the Douglas County Recorder's Office shall recognize the
14 termination of the real property interest of Daniel M. Veselitz (deceased) and/or the Estate of
15 Daniel M. Veselitz to constitute removal of the Equitable Lien, dated September 13, 2019
16 (Document No. 2019-935150), which was recorded, in part, by him.

17
18 DATED this 30th day of November, 2020.

19
20 
21 _____
22 THOMAS W. GREGORY
23 DISTRICT JUDGE

24
25 **CERTIFIED COPY**
26 The document to which this certificate is attached is a
27 full, true and correct copy of the original in file and of
28 record in my office.

DATE 11/30/2020
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy