

1 After recording, return to:  
2 Law Office of Karen L. Winters  
3 P.O. Box 1987  
4 Minden, NV 89423



KAREN ELLISON, RECORDER

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8 CASE NO. 2020-CV-00247  
9 DEPT. NO. II

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

15 \* \* \* \* \*

16 STEPHEN FIGUEROA SR. and YVETTE  
17 FIGUEROA,

18 Plaintiff,

**NOTICE OF PENDING ACTION**

19 v.

20 SONNY FIGUEROA, also known as  
21 SONNY SIMMONS and KIMBERLY E.  
22 FIGUEROA, and All Persons Unknown  
23 Claiming Any Legal or Equitable Right,  
24 Title, Estate, Lien, or Interest in the Property  
25 Described in the Complaint Adverse to  
26 Plaintiff's Title, or Any Cloud on Plaintiff's  
27 Title Thereto, and DOES I - X, inclusive,

28 Defendants.

26 NOTICE IS HEREBY GIVEN that the above-entitled action concerning and affecting real  
27 property as described herein was commenced on December 28, 2020, in the above-named court by  
28 STEPHEN FIGUEROA SR. and YVETTE FIGUEROA, Plaintiffs, against Defendants SONNY

1 FIGUEROA, also known as SONNY SIMMONS and KIMBERLY E. FIGUEROA and All Persons  
2 Unknown, Claiming Any Legal or Equitable right, title, Estate, Lien, or Interest in the Proper Described  
3 in the Complaint Adverse to Plaintiff's Title, or Any Cloud on Plaintiff's title thereto and Does 1-X,  
4 inclusive, Defendants. The action is now pending in the above-named court.

5 The action concerns and affects the title of real property situated in County of Douglas, State of  
6 Nevada; the real property is described as follows:

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8 Parcel 1:

9 A Parcel of Land Located Within a Portion of Section 14, Township 13 North, Range 20  
10 East, Mount Diablo Meridian, Douglas County, Nevada, Described as follows:

11 Commencing at the Southeast Corner of Section 14, T. 13 N., R. 20 E., M.D.M., at a 2"  
12 Iron Pipe per that Record of Survey for Nevis Industries, Inc., Document No. 51917;  
13 Thence North 00°57'48" East, 1325.44 feet; Thence South 89°28'07" West, 1324.71 Feet  
14 to the Northeast Corner of Parcel 32-B as shown on that Parcel Map For William  
15 Adams, Document

16 No. 120254, the Point Beginning;

17 Thence South 00°30'28" West, 658.30 Feet; Thence South 89°39'34" West, 669.65 Feet;  
18 Thence South 00°04'21" West, 689.00 Feet; Thence South 87°44'12" East, 676.87 Feet  
19 to the Point of Beginning.

20 Reference Is Made to the Record of Survey Filed March 22,2002 as File No. 537687.

21 Parcel 2: .

22 A 33 - foot wide Access Easement located within a Portion of Section 14, Township 13  
23 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, Described as  
24 Follows:

25 Thirty-three feet (33') North of and adjacent to Parcel 32-A as shown on the Parcel Map  
26 for William Adams, Document No. 120254, more particularly described as follows:

27 Commencing at the Southeast Corner of Section 14, T. 13 N., R. 20 E., M.D.M at a 2"  
28 Iron Pipe per that Record of Survey for Nevis Industries, Inc., Document No 51917;  
Thence North 00°57'48" East, 1325.44 feet; Thence South 89°28'07" West, 1324.71 feet  
to the Northeast corner of Parcel 32-B per said Document No. 1120254; Then continuing  
South 89°28'07" West, 676.30 feet to the Northwest Corner of Said Parcel 32-B, the  
Point of Beginning; Thence continuing South 89°28'07" West, 676.30 Feet; Thence  
North 00°13'23" East, 33.00 Feet; Thence North 89°28'07" East, 676.13 feet; Thence  
South 00°04'21" East, 33.00 feet to the Point of Beginning.

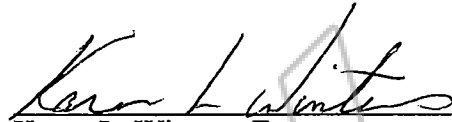
NOTE: The above metes and bounds description appeared previously in that certain  
document recorded March 22, 2002, in Book 302, Page 8235, as Instrument No. 537686.

Said real property is further identified as Assessor's Parcel No. 1320-14-002-019 and is a single family  
residence at the commonly known address of 1737 Dee Jay Lane, Minden, Nevada.

The object of Plaintiff's Complaint is to obtain a Court Order allowing for a quiet title and  
partition of Defendants' undivided interest in the Real Property, if any.

1 DATED: March 16, 2021

LAW OFFICE OF KAREN L. WINTERS

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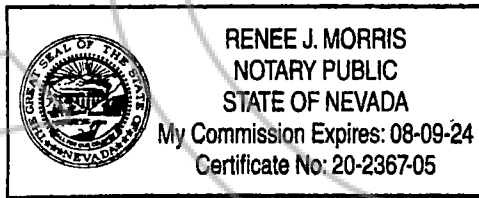
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7 775-782-7933  
8 Kwinters@nevada-law.us  
9 Attorney for Plaintiffs

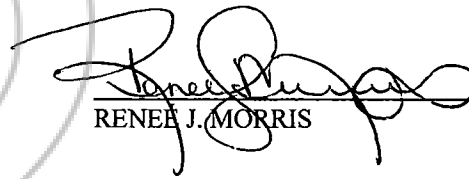
10 **ACKNOWLEDGMENT**

11 STATE OF NEVADA )  
12 : ss.  
13 COUNTY OF DOUGLAS )

14 On this 16<sup>th</sup> day of March, 2021, before me, Renee J. Morris, the undersigned, a Notary Public  
15 for the State of Nevada, personally appeared KAREN L. WINTERS, personally known to me or proved  
16 to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within  
17 instrument, and acknowledged that she executed the same.

18 WITNESS my hand and official seal.



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28 RENE E. MORRIS