

APN# 1419-11-002-024



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: King & Russo, Ltd.

Address: 123 W. Nye Ln, Ste. 711

City/State/Zip: Carson City, NV 89706

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

Release of Notice 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

Printed Name

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

RECORDED

FILED

1 CASE NO.: 19-CV-0338

APR - 9 2021

2 DEPT NO.: I

Douglas County
District Court Clerk

2021 APR -9 PM 4:11

BOBBIE R. WILLIAMS
CLERK

G. WALKER DEPUTY

3 The undersigned hereby affirms this Document
4 does not contain the personal information
5 of any person _____

6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

7 **IN AND FOR THE COUNTY OF DOUGLAS**

8 RICHARD C. DETANNA, as an individual and as)
9 Trustee of the Tuamotu Trust dated June 10, 2001)

10 Plaintiffs,)

11 v.)

12 Mary Ann Smith, (aka) Mary Ann Smith Asti, as an)
13 individual and as Trustee of the Asti Family Trust)
14 and as Trustee of the Smith Family Trust,)
15 and David A. Millim, an individual)

16 Defendants.)

17 **RELEASE OF NOTICE OF PENDENCY OF ACTION (*Lis Pendens*)**

18 PLEASE TAKE NOTICE that Plaintiffs, RICHARD C. DETANNA, as an individual and
19 as Trustee of the Tuamotu Trust dated June 10, 2001, withdraws the NOTICE OF PENDENCY
20 OF ACTION (*Lis Pendens*) previously recorded with the Douglas County Recorder as Document
21 No. 2020-940700 and 2020-946168 (See, **Exhibit 1 and 2**).

22 **AFFIRMATION**

23 **PURSUANT TO NRS 239B.030**

24 The undersigned does hereby affirm that the preceding document, does not contain the
25 social security number of any person.

26 DATED: April 9, 2021

KING & RUSSO, Ltd.

27 Patrick O. King Esq.
28 PATRICK O. KING, Esq.
State Bar No.: 5035
123 W. Nye Ln, Ste. 711
Carson City, NV 89706
(775) 884-0866
Attorneys for Plaintiffs

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CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b), the undersigned hereby certifies under penalty of perjury that, I am an employee of the offices of KING & RUSSO, Ltd., and on this date I delivered served or caused to be served, a true and correct copy of the RELEASE OF NOTICE OF PENDENCY OF ACTION (*Lis Pendens*) as follows:

By **U.S. POSTAL SERVICE**: I deposited for mailing in the United States Mail, with postage prepaid, an envelope containing the above-identified document, at Minden, Nevada, in the ordinary course of business, addressed as follows:

By **FACSIMILE**: I transmitted via facsimile from the law offices of KING & RUSSO, Ltd., a true and correct copy of the above-identified document, in the ordinary course of business, to the individual and facsimile number listed below:

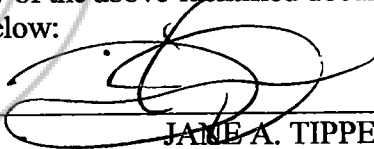
By **HAND DELIVERY**, via:

- Reno-Carson Messenger Service
- Interoffice-type messenger
- other type of delivery

SULLIVAN LAW
GENE KAUFFMAN
1625 Highway 88, Suite 401
Minden, NV 89423

by placing a true and correct copy of the above-identified document in an envelope and delivering it to the address below:

Executed on April 7^{gth}, 2021



JANE A. TIPPETT

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INDEX OF EXHIBITS

<u>Exhibit No.</u>	<u>Description</u>	<u>No. of Pages</u>
1.	Document No. 2020-940700	9
2.	Document No. 2020-946168	9 /

DISCOVERY

EXHIBIT 1

CORP

EXHIBIT 1

APN# 1419-11-008-024

Recording Requested by/Mail to:

Name: Patrick O. King, Esq.

Address: 123 W. Nye Ln. Ste 711

City/State/Zip: Carson City, NV 89706

Mail Tax Statements to:

Name: N/A

Address: _____

City/State/Zip: _____



00104783202009407000090092

KAREN ELLISON, RECORDER

Notice 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

Printed Name

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

RECEIVED

DEC 19 2019

Douglas County
District Court Clerk

FILED

1 CASE NO.: PA CV 0330

2 DEPT NO.: 1

2019 DEC 19 PM 4: 07

3 The undersigned hereby affirms this Document
4 does not contain the personal information
5 of any person _____

ESSIE R. WILLIAMS
CLERK
A. NEWTON DEPUTY

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

8 RICHARD C. DETANNA, as an individual and as)
9 Trustee of the Tuamotu Trust dated June 10, 2001)
10)
11 Plaintiffs,)
12 v.)
13 Mary Ann Smith, (aka) Mary Ann Smith Asti, as an)
14 individual and as Trustee of the Asti Family Trust)
15 and as Trustee of the Smith Family Trust,)
16 and David A. Millim, an individual)
17)
18 Defendants.)

15 **NOTICE OF PENDENCY OF ACTION**
16 **(Lis Pendens)**

17 **NOTICE IS HEREBY GIVEN** that the above-entitled action stating a real property
18 claim as described in this notice was commenced on December 18, 2019, in the above-entitled
19 Court upon RICHARD C, DETANNA, Trustee of the Tuamotu Trust dated June 10, 2001, by
20 and through his attorney of record PATRICK O. KING, Esq. of the law firm of KING &
21 RUSSO, Ltd., filing their *VERIFIED COMPLAINT FOR FRAUDULENT CONVEYANCE,*
22 *UNJUST ENRICHMENT, AND CONSTRUCTIVE TRUST* against Defendants Mary Ann Smith,
23 (aka) Mary Ann Smith Asti, as an individual, as Trustee of the Asti Family Trust, and as Trustee
24 of the Smith Family Trust, and David A. Millim, an individual.

25 The action affects title to specific real property situated in Douglas County, Nevada,
26 known as 431 Bavarian Drive, Carson City, Nevada 89705, APN# 1419-11-002-024,
27 and more particularly described in "Exhibit 1" attached hereto.

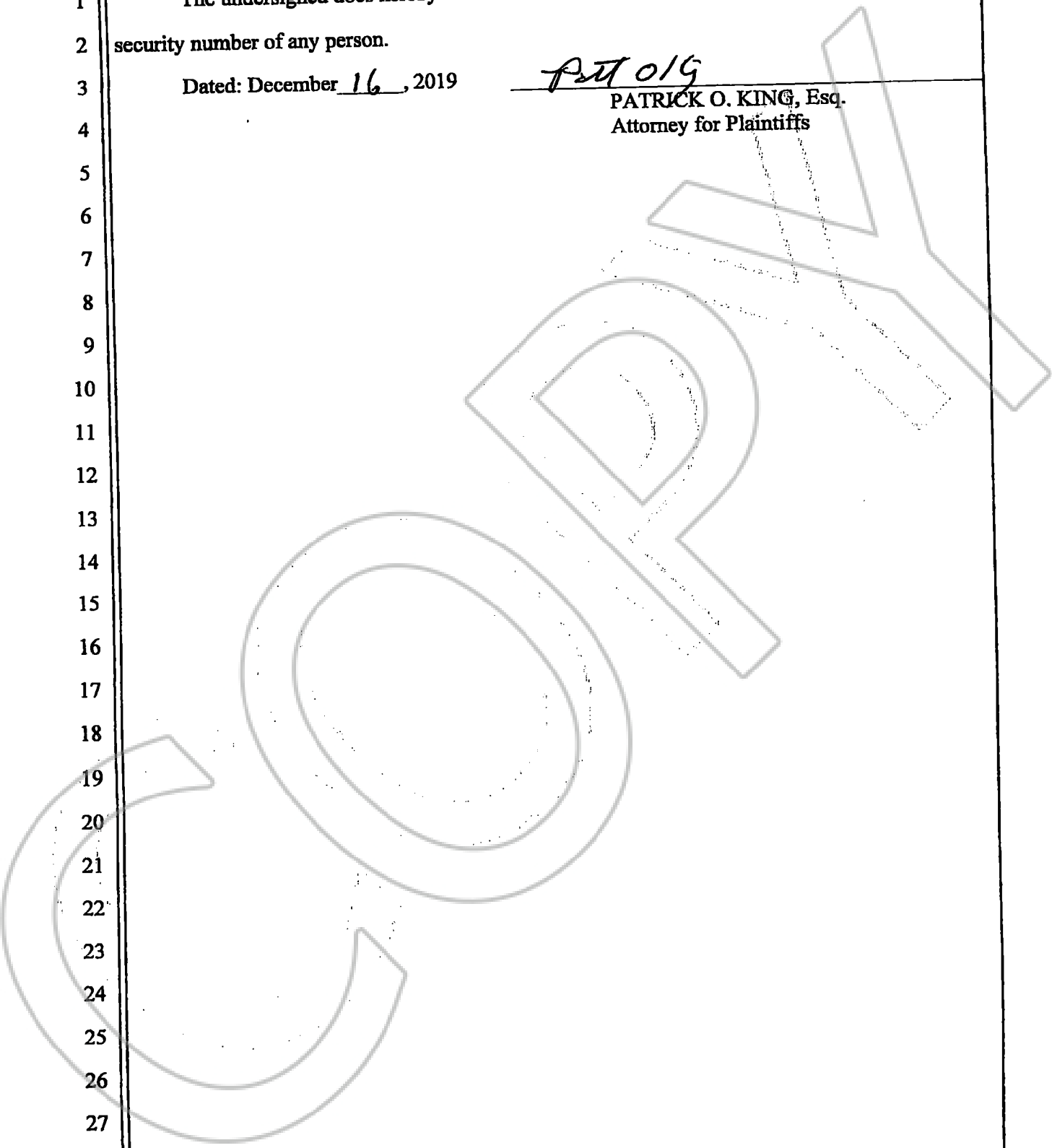
28 **AFFIRMATION**
Pursuant to NRS 239B.030

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The undersigned does hereby affirm that this document does not contain the social security number of any person.

Dated: December 16, 2019

POK
PATRICK O. KING, Esq.
Attorney for Plaintiffs



INDEX OF EXHIBITS

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<u>Exhibit No.</u>	<u>Description</u>	<u>No. of Pages</u>
1	Grant, Bargain, Sale Deed, Document No.: 2019-925208	3

EXHIBIT 1

COPY

EXHIBIT 1

RECORDING REQUESTED BY:

MaryAnn Smith

When Recorded Mail Document
and Tax Statement To:

*DAVID A. MILLIM
431 BAYVIEW DR
CARSON CITY, NV 89705*

RPTT: #3

APN: *1419-11-002-024*



KAREN ELLISON, RECORDER

E03

CORRECTION
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That *AST, Family Trust and
SMITH Family Trust*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,
Bargain, Sell and

Convey to *DAVID A. MILLIM*

all that real property situated in the ~~Douglas~~ County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO: 1. Taxes for the fiscal year
- 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: *JAN 30, 2019*

STATE OF NEVADA
COUNTY OF *Douglas*

This instrument was acknowledged before me on *January 30, 2019*
by *MaryAnn Smith, TRS*

MaryAnn Smith, Trustee
MaryAnn Smith, Trustee

Signature *Kimberly O'Hair*
Notary Public
My Commission Expires: *06-08-2021*

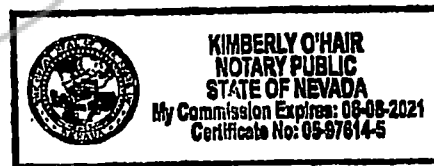


EXHIBIT ONE

15

Recorded at the request of:
Theodore H. Stokes, Esq.
801 N. Division Street
Carson City, NV 89703
When recorded, mail to:
Mail tax statements to:
MaryAnn Smith, Trustee
1345 Sage Court
Aspen, CO 81611

REQUESTED BY
Alfred D. Asti
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 APR -1 PM 1:36

WERNER CHRISTEN
RECORDER

\$1500 PAID CF DEPUTY

SPECIAL ADMINISTRATOR'S DEED

APN: 1419-11-002-024

L.P.T.#6

Alfred D. Asti as Special Administrator for the estate of Doris W. Smith, deceased, pursuant to the Order Appointing Special Administrator, entered in case number ~~XX-XXXXX~~, in the Ninth Judicial District Court of the State of Nevada, in and for Douglas County, Department I, filed June 10, 2002, a certified copy of which was recorded with the Douglas County Recorder's Office on March 3, 2004, as document number 0606253, does hereby convey to MaryAnn Smith, as Trustee of the Smith Family Trust No. 101, all of the undivided one-third (1/3) interest held by Grantor in that certain real property located in Douglas County, Nevada and particularly described as follows:

All of that certain parcel of land located in Alpine Estates Unit No. 3, and designated as Parcel 68A as shown on that certain Parcel Map filed in the Office of the County Recorder of Douglas County, Nevada on July 31, 1978 in Book 778 of Parcel Maps at page 175 as file number 23480.

Together with all and singular the tenements, hereditaments and appurtenances thereunto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with appurtenances, unto the said Grantee and to the successors and assigns of the Smith Family Trust No. 101 forever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written:

Alfred D. Asti
Alfred D. Asti, Special Administrator
for the estate of Doris W. Smith

*AL ASTI
431 BAVARIAN DR
CARSON CITY, NV
89705*

0609107

BK0404PG00460

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-11-002-024
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: 1st - RPTT previously paid
on 12/9/18 Doc # 923760 and 923346
923346

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Correcting Doc 923760 and 923346
To Correct Grantor Vesting

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Margaret Smith Capacity Trustee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Art. Fam Trust & Smith Fam Trust
 Address: 431 Bavaria Dr
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: David A. Williams
 Address: 431 Bavaria Dr
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 12-19-19

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By AN [Signature] Deputy

EXHIBIT 2

COPY

EXHIBIT 2

APN# 1419-11-002-024

Recording Requested by/Mail to:

Name: King & Russo, Ltd.

Address: 123 W. Nye Ln. Ste. 711

City/State/Zip: Carson City, NV 89706

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____



00111225202089461680090097

KAREN ELLISON, RECORDER

Notice 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

Printed Name

This document is being (re-)recorded to correct document # 2019-925208, and is correcting
the APN previously incorrectly cited on the Cover Page as 1419-11-008-024. This cover page bears the correct APN

RECEIVED

DEC 19 2019

Douglas County
District Court Clerk

FILED

1 CASE NO.: 19 CV 0330

2 DEPT NO.: 1

2019 DEC 19 PM 4:07

3 The undersigned hereby affirms this Document
4 does not contain the personal information
of any person _____

BESSIE R. WILLIAMS
CLERK

A. NEWTON DEPUTY

6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

7 **IN AND FOR THE COUNTY OF DOUGLAS**

8 RICHARD C. DETANNA, as an individual and as)
9 Trustee of the Tuamotu Trust dated June 10, 2001)

10)
11 Plaintiffs,)

12 v.)

11 Mary Ann Smith, (aka) Mary Ann Smith Asti, as an)
individual and as Trustee of the Asti Family Trust)

12 and as Trustee of the Smith Family Trust,)

13 and David A. Millim, an individual)

14)
Defendants.)

15 **NOTICE OF PENDENCY OF ACTION**

16 **(Lis Pendens)**

17 **NOTICE IS HEREBY GIVEN** that the above-entitled action stating a real property
18 claim as described in this notice was commenced on December 18, 2019, in the above-entitled
19 Court upon RICHARD C. DETANNA, Trustee of the Tuamotu Trust dated June 10, 2001, by
20 and through his attorney of record PATRICK O. KING, Esq. of the law firm of KING &
21 RUSSO, Ltd., filing their *VERIFIED COMPLAINT FOR FRAUDULENT CONVEYANCE,*
22 *UNJUST ENRICHMENT, AND CONSTRUCTIVE TRUST* against Defendants Mary Ann Smith,
23 (aka) Mary Ann Smith Asti, as an individual, as Trustee of the Asti Family Trust, and as Trustee
of the Smith Family Trust, and David A. Millim, an individual.

24 The action affects title to specific real property situated in Douglas County, Nevada,
25 known as 431 Bavarian Drive, Carson City, Nevada 89705, APN# 1419-11-002-024,
26 and more particularly described in "Exhibit 1" attached hereto.

27 **AFFIRMATION**
28 **Pursuant to NRS 239B.030**

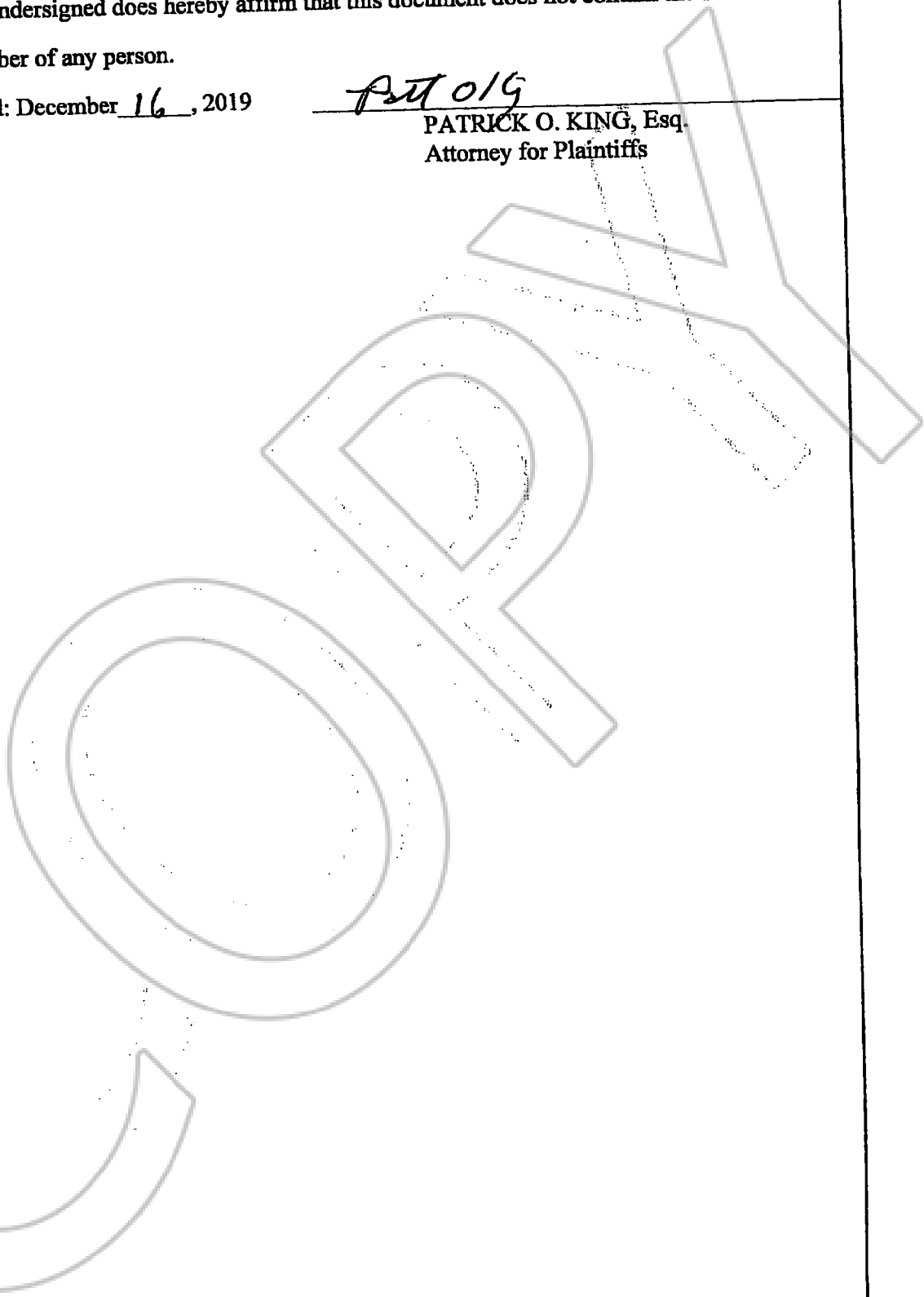
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The undersigned does hereby affirm that this document does not contain the social security number of any person.

Dated: December 16, 2019

POK

PATRICK O. KING, Esq.
Attorney for Plaintiffs



INDEX OF EXHIBITS

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<u>Exhibit No.</u>	<u>Description</u>	<u>No. of Pages</u>
1	Grant, Bargain, Sale Deed, Document No.: 2019-925208	3

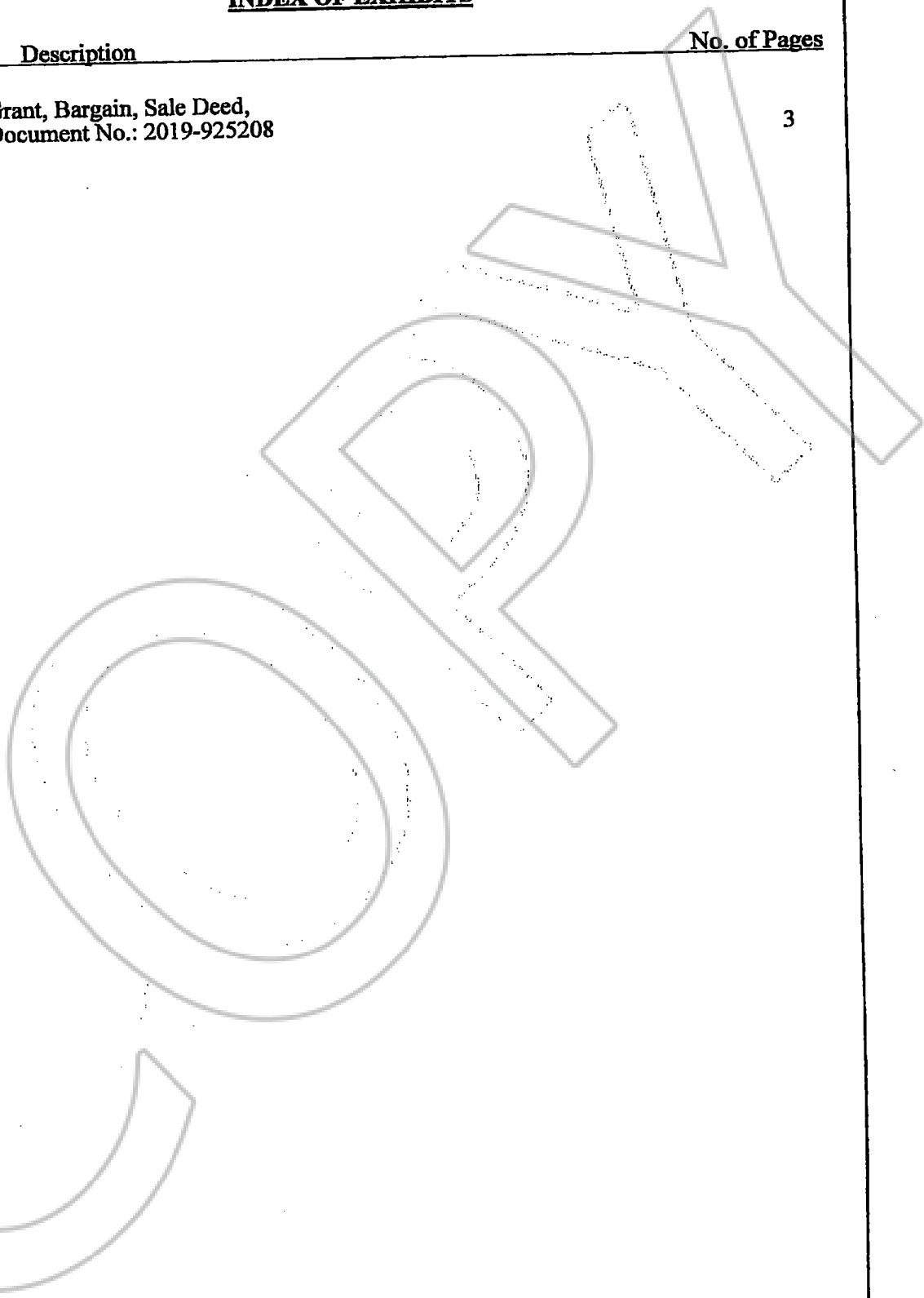


EXHIBIT 1

COPY

EXHIBIT 1

RECORDING REQUESTED BY:

Maryann Smith

When Recorded Mail Document
and Tax Statement To:

*DAVID A. MILLIM
431 BAYVIEW DR
CARSON CITY, NV 89705
RPTT: 3
APN: 1419-11-002-024*



KAREN ELLISON, RECORDER

E03

CORRECTION
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That *AST, Family Trust and
SMITH Family Trust*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,
Bargain, Sell and

Convey to *DAVID A. MILLIM*

all that real property situated in the *Douglas* County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO: 1. Taxes for the fiscal year
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements
now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or
in anywise appertaining.

DATED: *JAN 30, 2019*

STATE OF NEVADA
COUNTY OF *DOUGLAS*

This instrument was acknowledged before me
on *JANUARY 30, 2019*
by *MARY ANN SMITH, TRUSTEE*

Maryann Smith Trustee
Maryann Smith, Trustee

Signature *Kimberly O'Hair*
Notary Public
My Commission Expires: *06-08-2021*

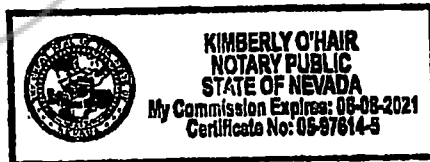


EXHIBIT ONE

15

Recorded at the request of:
Theodore H. Stokes, Esq.
801 N. Division Street
Carson City, NV 89703
When recorded, mail to:
Mail tax statements to:
MaryAnn Smith, Trustee
1345 Sage Court
Aspen, CO 81611

REQUESTED BY
Alfred D. Asti
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA
2004 APR -1 PM 1:36
WERNER CHRISTER
RECORDER
\$1500 PAID OF DEPUTY

SPECIAL ADMINISTRATOR'S DEED

APN: 1419-11-002-024

RPTS#6

Alfred D. Asti as Special Administrator for the estate of Doris W. Smith, deceased, pursuant to the Order Appointing Special Administrator, entered in case number XX-XXXXX, in the Ninth Judicial District Court of the State of Nevada, in and for Douglas County, Department I, filed June 10, 2002, a certified copy of which was recorded with the Douglas County Recorder's Office on March 3, 2004, as document number 0606253, does hereby convey to MaryAnn Smith, as Trustee of the Smith Family Trust No. 101, all of the undivided one-third (1/3) interest held by Grantor in that certain real property located in Douglas County, Nevada and particularly described as follows:

All of that certain parcel of land located in Alpine Estates Unit No. 3, and designated as Parcel 68A as shown on that certain Parcel Map filed in the Office of the County Recorder of Douglas County, Nevada on July 31, 1978 in Book 778 of Parcel Maps at page 175 as file number 23480.

Together with all and singular the tenements, hereditaments and appurtenances thereunto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with appurtenances, unto the said Grantee and to the successors and assigns of the Smith Family Trust No. 101 forever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written.

Alfred D. Asti
Alfred D. Asti, Special Administrator
for the estate of Doris W. Smith

AL ASTI
431 BAVARIAN DR
CARSON CITY NO
89705

0609107
BK0404PG00460

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-11-002-024
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>17 PPT previously paid</u> <u>on 12/7/18 Doc# 923346</u> <u>923346</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Correcting Doc 923760 and 923346
To Correct GRANTOR LISTING

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Margaret Smith Capacity Trustee
 Signature _____ Capacity _____

<p>SELLER (GRANTOR) INFORMATION (REQUIRED)</p> <p>Print Name: <u>Art. Fam Trust + Smith Fam Trust</u> Address: <u>431 BAVARIAN DR</u> City: <u>CARSON CITY</u> State: <u>NV</u> Zip: <u>89705</u></p>	<p>BUYER (GRANTEE) INFORMATION (REQUIRED)</p> <p>Print Name: <u>DAVID A. MILLIAM</u> Address: <u>431 BAVARIAN DR</u> City: <u>CARSON CITY</u> State: <u>NV</u> Zip: <u>89705</u></p>
---	--

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 12-19-19

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By ANPME Deputy

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 4/15/2021

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy