

APN: 1318-23-602-014

**RECORDING REQUESTED**  
B&M Mechanical Incorporated

**AND WHEN RECORDED MAIL TO:**  
B&M Mechanical Incorporated

PO Box 550166  
South Lake Tahoe, CA 96155

SPACE ABOVE LINE FOR RECORDER'S USE

## MECHANICS' LIEN

NOTICE IS HEREBY GIVEN THAT: Pursuant to the provisions of the Nevada Statutes, B&M Mechanical Incorporated, PO Box 550166, South Lake Tahoe, CA 96155 hereafter referred to as "Claimant" (whether singular or plural), claims a lien upon the real property and buildings, improvement or structures thereon, described in Paragraph Six (6) below, and states the following:

- (1a) The amount of the original contract is \$2,400.00
- (1b) The total amount of additional or changed work, materials and equipment if any is \$2,400.00
- (1c) The total amount of all payments received to date is \$1,000.00
- (1d) That demand of Claimant after deducting all just credits and offsets is \$1,879.00\* together with interest thereon at the rate of 10.00 percent per annum from September 1, 2021.

\*includes fees

(2) That the name of the owner(s) or reputed owner(s) of said property, is (are): Jerard Trombka, 3879 Pioneer Trail, South Lake Tahoe, CA 96150.

(3) That Claimant did from September 9, 2020 until March 23, 2021 perform labor and/or supply materials as follows: Plumbing labor and materials for construction, alteration or repair of said building, improvements or structures, which labor, or materials, or both of them were in fact used in the construction, alteration or repair of said buildings, improvements or structures, the location of which is set forth in Paragraph Six (6) below.

(4) Claimant furnished work and materials under contract with, or at the request of Jerard Trombka, 370 Summit Drive, Stateline, NV 89449.

(5) The terms, time given and conditions of the contract are: Due upon receipt (completion).

(6) That the property upon which said lien is sought to be charged is situated in the City of Stateline, County of Douglas, State of Nevada, commonly known as 370 Summit Drive, Stateline, NV and more particularly described as APN: 1318-23-602-014.

#### VERIFICATION

I, Naomi Samuela, being first duly sworn on oath, according to law, deposes and says:

I am the Authorized Agent of B&M Mechanical Incorporated the Lien Claimant named in the foregoing Notice and Claim of Lien, know the contents thereof and state that the same are true of my own personal knowledge, except those matters stated upon information and belief; and, as to those matters, I believe them to be true. I further state that the Notice and Claim of Lien contains, among other things, a correct statement of demand of Lien Claimant, after deducting all just credits and offsets.



Naomi Samuela / Authorized Agent

Exhibit 'A'

Legal Description

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Commencing at the Northeast corner of said Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23, which corner is located South 0° 05' 03" East 1309.03 feet from the corner common to Sections 13, 14, 23 and 24 in Township 13 North, Range 18 East, M.D.B. & M.; thence along the North line of said Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 23, North 89° 44' 21" West a distance of 274.55 feet to the true point of beginning; thence continuing along said 1/64th Line North 89° 44' 21" West a distance of 124.98 feet; thence South 0° 07' 18" East a distance of 323.92 feet to the centerline of a roadway easement 50 feet in width; thence along said centerline North 89° 52' 42" East a distance of 125 feet, more or less, to a point which bears South 0° 07' 18" East from the true point of beginning; thence North 0° 07' 18" West a distance of 322.49 feet to the true point of beginning.

Together with a non-exclusive easement for roadway purposes and for the installation of utilities over a strip of land 50 feet in width, the centerline of which is described as follows:

Beginning at the eastern terminus of the center line of Summit Drive as shown on the Map of Lakewood Knolls Annex, filed in the office of the County Recorder of Douglas County, Nevada, on May 12, 1959; thence North 89° 52' 42" East a distance of 375 feet.

Save and except for the following described portion of said premises:

A portion of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 13 North, Range 18 East, M.D.B. & M., that is described as follows:

Commencing at the Northeast corner of said Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23, which corner is located South 0° 05' 03" East, 1309.03 feet from the corner common to Section 13, 14, 23 and 24 in Township 13 North, Range 18 East, M.D.B. & M.; thence along the North line of said Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23, North 89° 44' 21" West 274.55 feet to the true point of beginning; thence continuing along said 1/64th Line North 89° 44' 21" West 124.98 feet; thence South 0° 07' 18" East 100 feet; thence South 58° 52' 23" East 146.19 feet to a point which bears South 0° 07' 18" East from the true point of beginning; thence North 0° 07' 18" West 175 feet to the true point of beginning.

A.P.N. 07-263-08

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

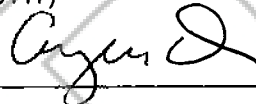
State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me on this 21st of September, 2021 by Naomi Samuela, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Naomi Samuela, Authorized Agent  
(75117)



Notary Public for California: Angela Darling  
Address: 9520 Padgett Street, #208  
San Diego, CA 92126

My commission expires: 03/11/25