

APN# 1318-10-413-1017

Recording Requested by/Mail to:

Name: Heritage Law, a Div. of Kalicki Collier, LLP

Address: 1625 Highway 88, Suite 304

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Susan Boos

Address: P.O. Box 2341

City/State/Zip: Stateline, NV 89449



00143908202109755340050052

KAREN ELLISON, RECORDER

Certified Copy of Notice of Lis Pendens [NRS 14.010(1)]

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

OCT 08 2021

Douglas County
District Court Clerk

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2021 OCT -8 PM 3:58

BOSPIE R. WILLIAMS
CLERK

A. PONCE
BY _____ DEPUTY

1 Danielle L. Christenson, Esq.
SBN 4295
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KALICKI COLLIER, LLP
3 1625 Highway 88, Suite 304
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Attorneys for Special Administrator

5 This document DOES NOT contain personal
6 information, pursuant to NRS 603A.040.

7 IN THE NINTH JUDICIAL DISTRICT COURT

8 IN AND FOR THE COUNTY OF DOUGLAS, STATE OF NEVADA

9 SUSAN M. BOOK, fka SUSAN M.
SEMINERIO,

10 Plaintiff,

CASE NO.: 2021-CV-00104

11 vs.

DEPT. NO.: II

12 JEAN ELIZABETH ROBERTS-INGUEZ,
an individual; THE ESTATE OF MATTHEW
13 L. SEMINERIO; ALL PERSONS WHO
CLAIM AN ESTATE OR INTEREST IN THE
14 REAL PROPERTY IDENTIFIED AS 636
INSPIRATION DRIVE, ZEPHYR COVE,
NEVADA 89448; and DOES 1-5,
15 Inclusive,

Defendants.

16 _____ /
17 **NOTICE OF LIS PENDENS**
[NRS 14.010(1)]

18 **PURSUANT TO NRS 14.010(1), NOTICE IS HEREBY GIVEN** that
19 Defendant/Counterclaimant THE ESTATE OF MATTHEW L. SEMINERIO, by and through
20 DUNHAM TRUST COMPANY, by its agent, ROBERT L. ANSARA, Special Administrator of the
21 ESTATE OF MATTHEW L. SEMINERIO, named as a Defendant in the above-entitled action, has
22 caused to be filed in the above-entitled action, an *Answer and Counterclaim(s) of Estate of*
23 *Matthew L. Seminerio*, in which affirmative relief is claimed in the Answer and Counterclaim(s).

1 The real property affected by this action is situated in the town of Zephyr Cove, County of
2 Douglas, State of Nevada, commonly known as 636 Inspiration Drive, Douglas County, Zephyr
3 Cove, Nevada 89448, and is more particularly described as follows:

4 **PARCEL NO. 1:**

5 **Lot 90, as shown on the official map of ZEPHYR KNOLLS SUBDIVISION UNIT**
6 **NO. 4, filed in the office of the County Recorder of Douglas County, Nevada**
7 **on October 14, 1957, as Document No. 12699.**

8 **PARCEL 2:**

9 **All that real property situate within the East ½ of the Southwest one-quarter**
10 **of Section 10, Township 13 North, Range 18 East, M.D.M., Douglas County,**
11 **Nevada, as disclosed [sic] that certain Judgment Quieting Title recorded,**
12 **June 16, 2005, in Book, 0605, at Page 7131, at Document No. 647015, Official**
13 **Records of Douglas County, Nevada, described as follows: All that portion**
14 **of Lot 89 of Zephyr Knolls Unit 4, filed for record as Document No. 12699 in**
15 **the Official Records of Douglas County, Nevada, more particularly described**
16 **as follows:**

17 **BEGINNING at the most southerly corner of said Lot 89, said point being on**
18 **the northwesterly right-of-way line of Inspiration Drive, as shown on said**
19 **Document No. 12699; thence leaving said northwesterly right-of-way line,**
20 **running along the westerly line of said Lot 89, North 28°00'40" West, 18.70**
21 **feet; thence leaving said westerly line, South 79°23'00" East, 16.70 feet to a**
22 **point on said northwesterly right-of-way line of Inspiration Drive; thence**
23 **along said northwesterly right-of-way line, South 29°37'00" West, 15.45 feet**
24 **to THE POINT OF BEGINNING.**

25 **The Basis of Bearing for this description is the bearing North 29°37'00" East**
along the northwesterly right-of-way line of Inspiration Drive, as shown on
the plat of Zephyr Knolls Unit 4, filed for record as Document No. 12699 in
the Official Records of Douglas County, Nevada.

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Pursuant to NRS 111.312, the above legal description previously appeared in
Affidavit of Death of Joint Tenant recorded on April 13, 2021, as Document Number 2021-
965435.

...
...

AFFIRMATION PURSUANT TO NRS 239B.030

The undersigned affirms that the preceding does not contain the Social Security number of any person.

DATED this 8 day of October, 2021.

HERITAGE LAW

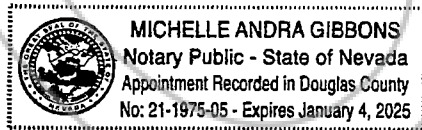
By: *Danielle L. Christenson*

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Attorney for Special Administrator

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGALS)

This instrument was acknowledged before me, a Notary Public, on October 8, 2021, by Danielle L. Christenson.

Michelle Andra Gibbons
Notary Public



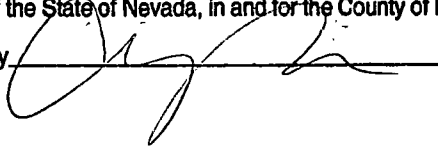
COPY

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 10-08-2021

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

By  Deputy