

APN# 1220-22-310-144



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Minden Lawyers, LLC

Address: PO Box 2860

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Rochelle Altringer

Address: 667 Long Valley Rd

City/State/Zip: Gardnerville, NV 89460

Notice of 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

MINDEN LAWYERS, LLC
POST OFFICE BOX 2860
MINDEN, NEVADA 89423

1 Case No. 2021-CV-00244

2 Dept. I

3 The undersigned hereby affirms this document
4 does not contain personal information

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

7
8 ROCHELLE ALTRINGER,

9 Plaintiff,

10 v.

11 NATALIE A. PRIDDY and all persons
12 unknown, claiming any legal or equitable right,
13 title, estate, lien or interest in the property
14 described in the complaint named as DOES 1
15 through 99,

16 Defendants.

NOTICE OF LIS PENDENS

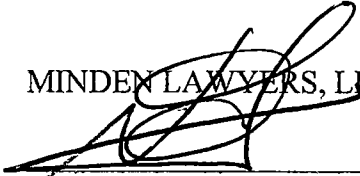
16 PLEASE TAKE NOTICE that Plaintiff has filed an action in the above-referenced court
17 against Defendant(s), which action is now pending. The purpose of the action, among other things,
18 is to determine the interests of Plaintiff and Defendant(s) in the subject real property.

19 The property subject to the above-referenced action includes the following:

20 All that real property located in the County of Douglas, identified as APN 1220-22-310-144
21 and further described in Exhibit A attached hereto.

22
23 DATED this 23rd day of November 2021

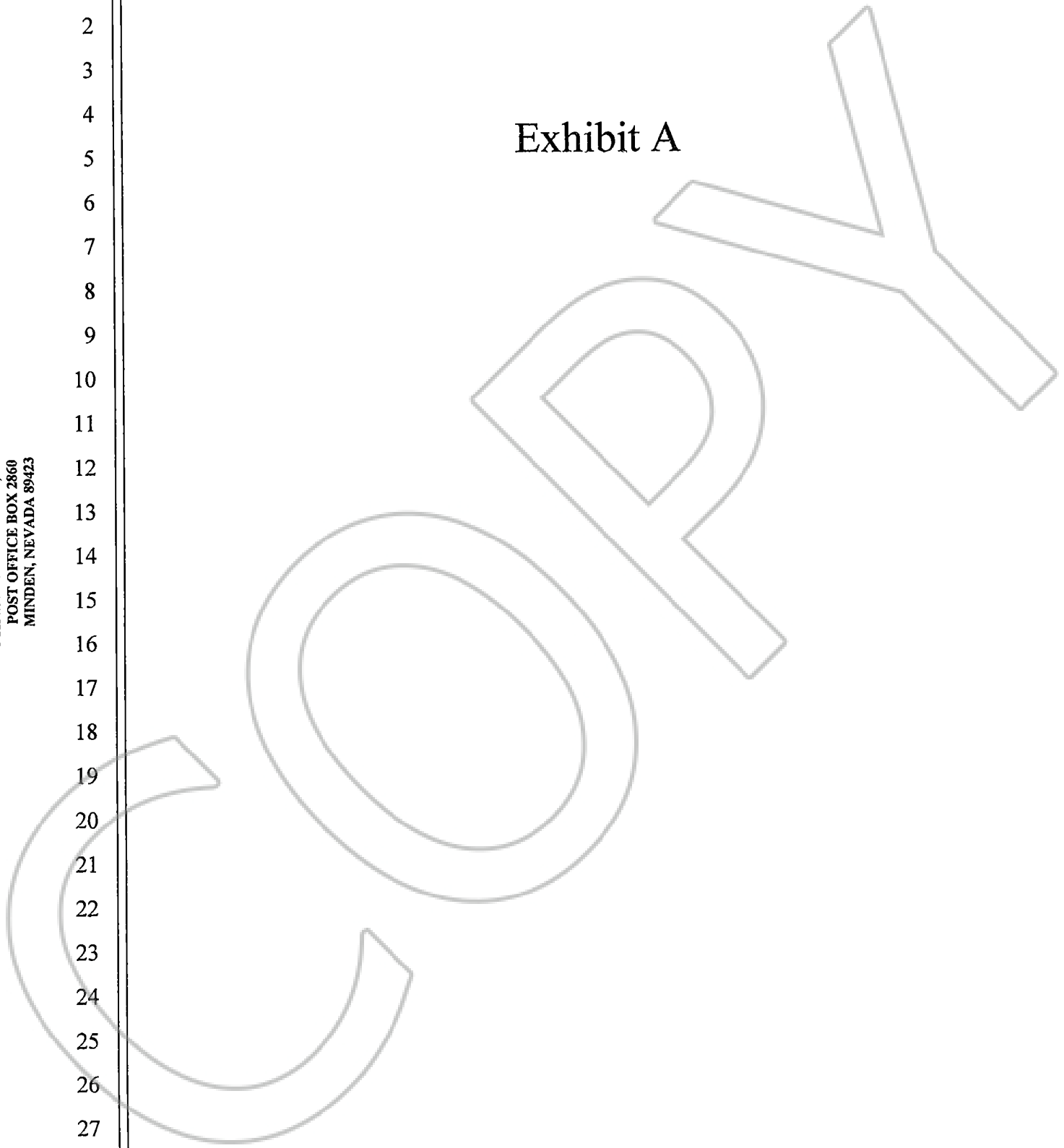
MINDEN LAWYERS, LLC.

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25 
26 NEAL C. FALK, ESQ.
27 Nevada Bar No. 14706
28 (775) 782-7171
990 Ironwood Drive, Suite 300
Minden, Nevada 89423
Falk@mindenlawyers.com

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MINDEN LAWYERS, LLC
POST OFFICE BOX 2860
MINDEN, NEVADA 89423

Exhibit A



APN: 1220-22-310-144

RECORDING REQUESTED BY:

Angela Hudson
667 Long Valley Rd.
Gardnerville, NV 89460



KAREN ELLISON, RECORDER

E05

AFTER RECORDATION RETURN BY MAIL TO

Rochelle Altringer
667 Long Valley Rd.
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

29th May
THIS QUITCLAIM DEED, executed this 29th May day of May, 2019, by first party, Grantor, ANGELA HUDSON, a widow, formerly known as Angela Schneider as to her one-half undivided interest, whose post office address is 667 Long Valley Road, Gardnerville, NV 89460, to second party, Grantee, ROCHELLE ALTRINGER, a married woman as her sole and separate property, whose post office address is 667 Long Valley Road, Gardnerville, NV 89460.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

Lot 739, as shown on the map of Gardnerville Ranchos Unit No. 7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as file no. 72456.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any, TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Angela Hudson

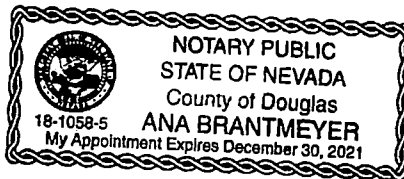
Angela Hudson

STATE OF NEVADA)
) ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on the 29th day of May, 2019, by Angela Hudson.

AP Brantmeyer

Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-22-310-144
 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: _____	

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 # 5
 b. Explain Reason for Exemption: transfer from mother to daughter

5. Partial Interest: Percentage being transferred: 50 %

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: Angela Schneider Capacity: _____ Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Angela Schneider
 Address: 667 Long Valley Rd.
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Rochelle Altringer
 Address: 667 Long Valley Rd
 City: Gardnerville
 State: NV Zip: 89460

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)