

APN: 1220-31-001-022

When Recorded Mail To:
Justin M. Townsend
Allison MacKenzie, Ltd.
402 N. Division Street
P.O. Box 646
Carson City, NV 89703



00158494202209884100040041

KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

The party requesting recording of this document
hereby affirms that this document submitted for
recording does not contain the social security number
of any person or persons pursuant to NRS 239B.030

JUSTIN M. TOWNSEND, ESQ.

LIS PENDENS

RECEIVED

AUG 12 2022

Douglas County
District Court Clerk

FILED

2022 AUG 12 PM 4:03

BODDIE R. WILLIAMS
CLERK

C. WALKER
BY _____ DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR DOUGLAS COUNTY

CIRCADIAN INVESTMENTS LLC, a Nevada
limited liability company,

Case No. 2021-CV-00207

Plaintiff,

Dept. No.: II

vs.

HARLEY BAILEY and EVELYN BAILEY,
husband and wife; and DOES 1- 20, inclusive,

Defendants.

LIS PENDENS

NOTICE IS HEREBY GIVEN that Plaintiff, CIRCADIAN INVESTMENTS LLC,
has commenced an action against Defendants, HARLEY BAILEY and EVELYN BAILEY, in the
above-entitled Court, which action is now pending.

The object of said action is to enforce an irrigation easement benefitting Plaintiff's
property, portions of which burden the Defendants' Property, being Douglas County Assessor's
Parcel Number 1220-31-001-022:

All that certain real property situate in Section 31, Township 12 North,
Range 20 East, Mount Diablo Meridian, Douglas County, State of Nevada,
described as follows:

A parcel of land located with-in a portion of the northeast one-quarter
(NE1/4) of Section 31, Township 12 North, Range 20 East, Mount Diablo
Meridian, more particularly described as follows:

BEGINNING at the east one-quarter (E1/4) corner of said Section 31, as
shown on the Parcel Map LDA-17-021 for Merie Sue Wilson Trust, filed
for record October 30, 2017 in the Office of the Douglas County Recorder,
Nevada, as Document No. 906240, said point also being the southeast

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

corner of Parcel 4 and lying on the westerly line of Westside Lane as shown on said parcel map;

Thence along the southerly line of Parcel 3 and Parcel 4 of said parcel map, North 89°56'56" West a distance of 1425.77 feet to the southwesterly corner of said Parcel 3;

Thence along the westerly line of said Parcel 3, North 00°04'01" West a distance of 948.42 feet to the northwesterly corner of said Parcel 3;

Thence along the northerly line of said Parcel 3, North 89°54'15" East a distance of 616.29 feet;

Thence leaving said northerly line, South 25°50'30" East a distance of 981.53 feet;

Thence South 89°56'56" East a distance of 382.81 feet to a point on the east line of said Parcel 4;

Thence South 00°03'00" West a distance of 67.00 feet to the **POINT OF BEGINNING** for this description, containing 19.00 acres of land, more or less.


The Basis of Bearings for this description is North 00°03'00" East, the east line of the northeast one-quarter (NE1/4) of Section 31, Township 12 North, Range 20 East, Mount Diablo Meridian as shown on the Record of Survey supporting a Boundary Line Adjustment for Ronald Ricci and Jack Martin, filed for record June 10, 1998 in the Office of the Douglas County Recorder, Nevada, as Document No. 441711.

(This legal description was previously recorded on June 11, 2020, as Document No. 947496, Official Records of Douglas County, Nevada)

Reference is made to the Verified Amended Complaint on file in the above-captioned action for full particulars.

DATED this 12th day of August, 2022.

ALLISON MacKENZIE, LTD.
402 North Division Street
Carson City, Nevada 89703-4168
Telephone: (775) 687-0202
Facsimile: (775) 882-7918
Email: jtownsend@allisonmackenzie.com

By: 
JUSTIN TOWNSEND, ESQ.
Nevada State Bar No. 12293

Attorneys for Plaintiff,
CIRCADIAN INVESTMENTS LLC

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

CERTIFICATE OF SERVICE

Pursuant to NRCP Rule 5(b), I hereby certify that I am an employee of ALLISON, MACKENZIE, LTD., Attorneys at Law, and that on this date, I caused the foregoing document to be served on all parties to this action by:

- Placing a true copy thereof in a sealed postage prepaid envelope in the United States Mail in Carson City, Nevada [NRCP 5(b)(2)(B)]
- Hand-delivery - via Reno/Carson Messenger Service [NRCP 5(b)(2)(A)]
- Facsimile
- E-Mail
- Federal Express, UPS, or other overnight delivery

fully addressed as follows:

Joan E. Neuffer, Esq.
D'TERRA LAW LLC
1692 County Road, Suite C
Minden, NV 89423

DATED this 12th day of August, 2022.

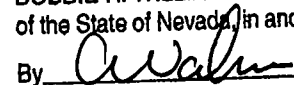


KYLIE FROGGET

4858-5246-9294, v. 1

ALLISON MackENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

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 August 12, 2022
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy