

APN# 1420-08-414-009

Recording Requested by:

Name: GORDON R. MUIR, ESQ.
Address: P.O. BOX 750
City/State/Zip: RENO, NV 89504



SHAWNYNE GARREN, RECORDER

When Recorded Mail to:

Name: GORDON R. MUIR, ESQ.
Address: P.O. BOX 750
City/State/Zip: RENO, NV 89504

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NOTICE OF PENDENCY OF ACTION

(Title of Document)

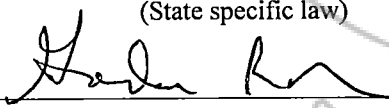
Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)


Signature

Attorney for Plaintiffs
Title

GORDON R. MUIR
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

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OCT 17 2023

2023 OCT 17 PM 3:51

Douglas County
District Court Clerk

BOBBIE R. WILLIAMS
CLERK
C. WALKER
DEPUTY

1 GORDON R. MUIR, ESQ.
2 Bar No. 632
3 gmuir ltd@gmail.com
4 HAWKINS, FOLSOM & MUIR
5 679 Sierra Rose Drive, Suite A
6 P.O. Box 750
7 Reno, NV 89504
8 Telephone: (775) 786-4646
9 Attorney for Plaintiffs

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

9 JUSTIN URBAN and JONATHAN URBAN,)
10 Plaintiffs,)

11 vs.)

CASE NO. 2023-CV-00218

12 BENJAMIN SWANSON, individually and)
13 as Trustee of the BENJAMIN SWANSON)
14 REVOCABLE LIVING TRUST, and DOES I)
15 through X, inclusive,)

DEPT. NO. I

16 Defendants.)

16 NOTICE OF PENDENCY OF ACTION

17 PLEASE TAKE NOTICE that the plaintiffs, JUSTIN URBAN and
18 JONATHAN URBAN, have commenced an action against the defendant,
19 BENJAMIN SWANSON, individually and as Trustee of the BENJAMIN
20 SWANSON REVOCABLE LIVING TRUST, in the Ninth Judicial District Court
21 of the State of Nevada, in and for the County of Douglas, Case No.
22 2023-CV-00218, Dept. No. I. Among other matters, the action was
23 brought to remedy breaches of trusts and agreements by the
24 defendant, BENJAMIN SWANSON, and to protect certain assets from
25 being disposed of by him. One of the assets that is affected by
26 this action, over which plaintiffs claim at least partial legal
27 and/or beneficial ownership and control, is that certain residential
28 real property commonly known 3446 Long Street, Minden, Douglas

1 County, Nevada, and more particularly described as follows
2 (hereinafter the "Real Property"):

3 Lot 23, in Block C, as set forth on that certain
4 final map LDA# 99-054-03 Sunridge Heights III,
5 Phase 3, a Planned Unit Development, recorded in
6 the Office of the Douglas County Recorder on
7 June 5, 2000 in Book 0600, Page 880, as Document
8 No. 493409, and by Certificate of Amendment
9 Recorded November 3, 2000, in Book 1100, Page
10 470, as Document No. 502691.

11 APN: 1420-08-414-009

12 Reference is hereby made to the complaint on file in the above-
13 entitled action for further particulars.

14 I hereby affirm that this document does not contain a social
15 security number.

16 DATED this 16th day of October, 2023.

17 HAWKINS, FOLSOM AND MUIR

18 By 

19 GORDON R. MUIR

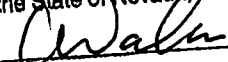
20 Attorney for Plaintiffs

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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 October 17, 2023

-2- BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy