

APN# 1220-17-501-022



SHAWNYNE GARREN, RECORDER

Recording Requested by/Mail to:

Name: John D. Minton, Esq.

Address: 350 Primrose Road

City/State/Zip: Burlingame, CA 94010

Mail Tax Statements to:

Name: John D. Minton, Esq.

Address: 350 Primrose Road

City/State/Zip: Burlingame, CA 94010

Notice of Pendency of Action (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

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10 Attorneys for Petitioner Leslie C. Leone

11 SUPERIOR COURT OF CALIFORNIA
12 COUNTY OF SAN MATEO

13 In the Matter of the
14 LEONE REVOCABLE TRUST, dated
15 February 18, 2004

Case No. 22-PRO-01358

**NOTICE OF PENDENCY OF ACTION
(*LIS PENDENS*)**

**[California Code of Civil Procedure
Section 405, *et seq.*]**

[Nevada Revised Statute 14.010(1)]

16 LESLIE C. LEONE,
17
18 Petitioner,

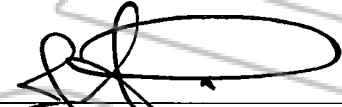
19 vs.

20 SUSAN SOTERIOU, individually, and as
21 Trustee of the Leone Revocable Trust,
22 dated February 18, 2004, and JOHN
23 SOTERIOU,

24 Respondents.
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1 PLEASE TAKE NOTICE that the above-captioned action was filed in the San Mateo
2 County Superior Court on December 19, 2022, by Petitioner Leslie C. Leone against
3 Respondents Susan Soteriou and John Soteriou. This action affects title to the real property
4 and improvements commonly known as 973 Heavenly View Court, Gardnerville, Nevada
5 89460, County of Douglas, as more particularly described in the attached **Exhibit A.**

6 Dated: January 18, 2023 ANDERSON YAZDI HWANG MINTON + HORN LLP

7
8 By: 
9 John D. Minton
10 Attorneys for Petitioner
11 Leslie C. Leone

12 26446-00099\WORKSITE\9996826.1

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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.

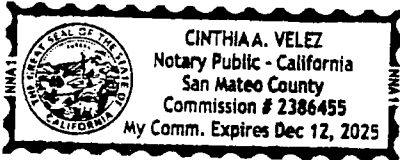
STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN MATEO)

On January 18, 2023, before me, Cinthia A. Velez, Notary Public, personally appeared John D. Minton, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Cinthia Velez* (SEAL)



APN: 1220-17-501-022

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M. IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3A:

BEGINNING AT THE NORTHEASTERLY CORNER OF PARCEL 1 OF THAT CERTAIN PARCEL MAP #1019 FOR THE CLARK FAMILY TRUST, RECORDED IN BOOK 796 AT PAGE 4151 AS DOCUMENT NO. 392836 OF THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL MAP #1019, S. $0^{\circ}37'40''$ W., 426.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY LINE, S. $0^{\circ}37'40''$ W., 300.00 FEET; THENCE N. $69^{\circ}40'13''$ W., 420.10 FEET; THENCE N. $89^{\circ}27'40''$ W., 63.00 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID PARCEL MAP #1019; THENCE NORTHERLY ALONG SAID WESTERLY LINE N. $0^{\circ}32'20''$ E., 157.18 FEET; THENCE S. $89^{\circ}32'00''$ E., 458.75 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SHOWN AS PARCEL 3A ON THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR THE CLARK FAMILY TRUST AND JEFFREY P. PISCIOTTA, RECORDED IN BOOK 0301 AT PAGE 1462 AS DOCUMENT NO. 509940 OF THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY.

EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS APPURTENANT THERETO, INCLUDING, BUT NOT LIMITED TO, ALL OF THE PERMITTED, ADJUDICATED, DECREED AND/OR CERTIFIED RIGHTS AND/OR WATER RIGHTS, IF ANY, APPURTENANT THERETO.

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PROOF OF SERVICE

I am employed by the law firm of Anderson Yazdi Hwang Minton + Horn LLP in the County of San Mateo, California. I am over the age of eighteen (18) years and not a party to the within action. My business address is 350 Primrose Road, Burlingame, California 94010.

I certify that the original papers filed with the Court and all copies of papers, documents, and exhibits, whether filed with the Court or served on other parties, are prepared on recycled paper.

On the date set forth below, I served the attached:

- **NOTICE OF PENDENCY OF ACTION (*LIS PENDENS*)**
[California Code of Civil Procedure Section 405, *et seq.*]
[Nevada Revised Statute 14.010(1)]

on the parties in this action, by placing a true copy thereof in a sealed envelope addressed as follows:

Please see attached list.

By placing in office mail. I enclosed the documents in a sealed envelope or package addressed to the persons at the addresses listed above and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid. I am a resident or employed in the county where the mailing occurred. The envelope or package was placed in the mail at Burlingame, California.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: January 18, 2023



Carol Loza

1 *In the Matter of the Leone Revocable Trust, dated February 18, 2004*
2 *Leslie C. Leone vs. Susan Soteriou, etc., et al.*

3 *San Mateo Superior Court*
4 *Case Number 22-PRO-01358*

5 *Service List*

6
7 Susan Soteriou
8 2255 Carmelita Drive
9 San Carlos, CA 94070

(Via Certified Mail, Return Receipt Requested)

10 John Soteriou
11 401 Cedar Street
12 San Carlos, CA 94070-2164

(Via Certified Mail, Return Receipt Requested)

13 Nicholas Soteriou
14 401 Cedar Street
15 San Carlos, CA 94070-2164

(Via Certified Mail, Return Receipt Requested)