

APN# 1320-30-714-008

Recording Requested by/Mail to:

Name: Holley Driggs

Address: 300 S. 4th St., Suite 1600

City/State/Zip: Las Vegas, NV 89101

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

Notice of Entry of Judgment

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)

/s/ Marilyn Fine

Signature

Marilyn Fine

Printed Name

This document is being (re-)recorded to correct document # N/A, and is correcting

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MAR 16 2023

FILED

**Douglas County
District Court Clerk**

2023 MAR 16 AM 10:34

**BOBBIE R. WILLIAMS
CLERK**

BY *[Signature]* DEPUTY

1 MARILYN FINE, ESQ.
 Nevada Bar No. 5949
 2 E-mail: mfine@nevadafirm.com
 JESSICA M. LUJAN, ESQ.
 Nevada Bar No. 14913
 3 E-mail: jlujan@nevadafirm.com
 4 HOLLEY DRIGGS
 300 South 4th Street, Suite 1600
 5 Las Vegas, Nevada 89101
 Telephone: (702) 791-0308
 6 Facsimile: (702) 791-1912
 Attorney for Plaintiff, City National Bank

8 **DISTRICT COURT**
 9 **DOUGLAS COUNTY, NEVADA**

10 City National Bank as successor in interest to
 11 Business Bank of Nevada,

CASE NO.: 2022-CV-00039
 DEPT. NO.: II

Plaintiff,

NOTICE OF ENTRY OF JUDGMENT

v.

13 Unknown Heirs of William D. Botton and
 14 Successor Trustees of the Botton Living Trust
 dated 11/17/00, et al.,

Defendants.

16
 17 PLEASE TAKE NOTICE that a Declaratory Relief/Quiet Title Judgment with
 18 Cancellation of Lis Pendens was entered on March 7, 2023, a copy of which is attached hereto.

DATED this 16th day of March, 2023.

HOLLEY DRIGGS

21 */s/ Marilyn Fine*
 22 MARILYN FINE, ESQ.
 Nevada Bar No. 5949
 23 JESSICA M. LUJAN, ESQ.
 Nevada Bar No. 14913
 24 300 South 4th Street, Suite 1600
 Las Vegas, Nevada 89101
 25 Attorney for Plaintiff, City National Bank

HOLLEY DRIGGS

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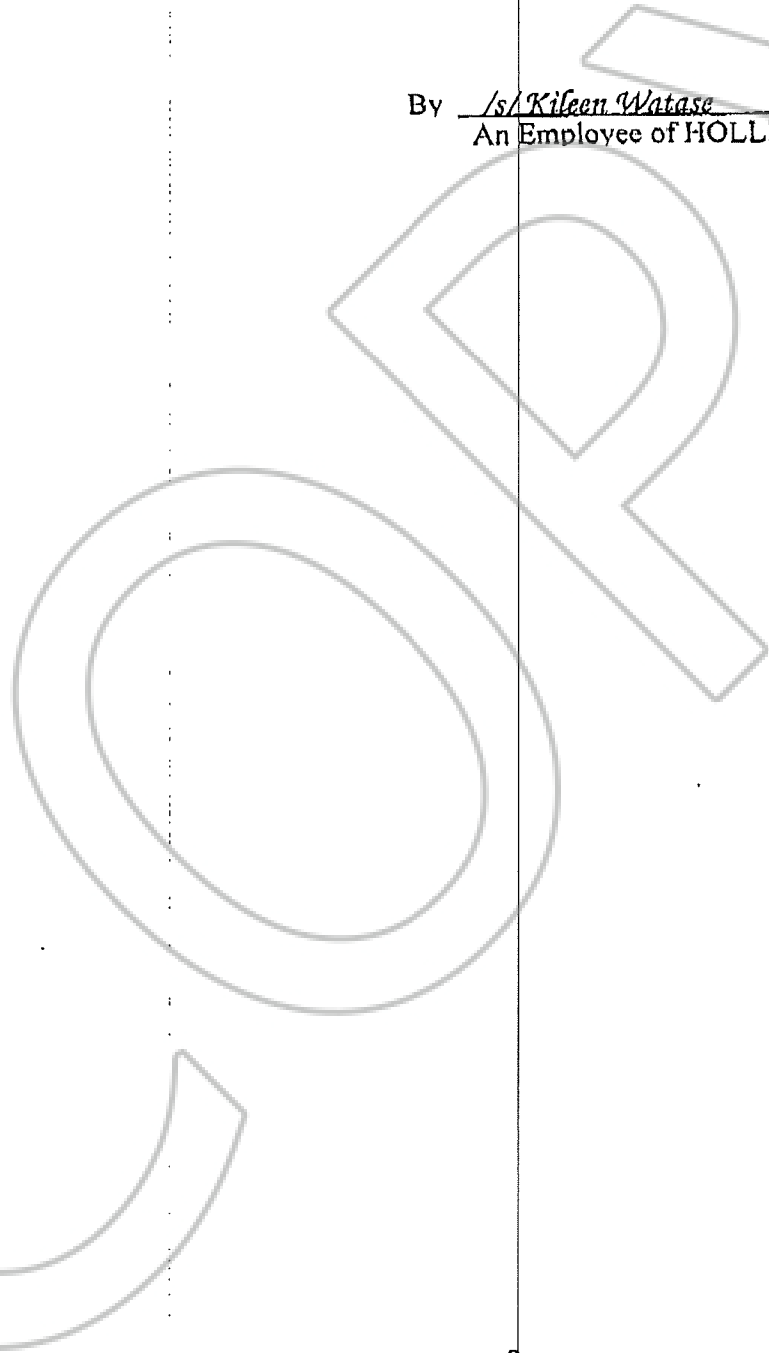
CERTIFICATE OF SERVICE

I certify that on March 16, 2023 I caused a true and correct copy of the foregoing **NOTICE OF ENTRY OF JUDGMENT** to be placed in the United States Mail, with first class postage prepaid thereon, and addressed as follows:

SEE ATTACHED SERVICE LIST

By /s/ Kileen Watase
An Employee of HOLLEY DRIGGS

HOLLEY DRIGGS



City National Bank v. Unknown Heirs of William D. Botton, et al.

SERVICE LIST

1		
2		
3	Daniel C. Altman & Barbara A. Altman, Trustees of the Altman Living Trust dated 11/4/04	Bruce H. Corum Trustee of the Credit Shelter Trust 318 Park Ave Capitola, CA 95010
4	34 Lookout Ct Sedona, AZ 86351	
5	B2PW, Oregon Partnership c/o C WADE BELL, Registered Agent	Richard N. Dahlke 25 Harmony Ln Walnut Creek, CA 94597
6	1050 Willagillespie Rd #4 Eugene, OR 97401	
7		Mark L. Eames 11199 Sweet Cicely Dr, Parker, CO 80134
8	Daniel C. Barcia 9780 Thesolious Ln Reno, NV 89521	Sandy K. Eames 11199 Sweet Cicely Dr, Parker, CO 80134
9		
10	Robert B. Bender 629 Fieldstone Rd. Bellingham, WA 98225	T. Michael Carrington LAW OFFICES OF T. MICHAEL CARRINGTON PH 1500 8400 E. Prentice Ave. Greenwood Village, CO 80111 Counsel for Mark L. Eames and Sandy K. Eames
11	Bernard D. Benz & Margaret W. Benz Trustees of The Benz Family Trust dated 7/14/95	
12	1265 Foothill Rd. Gardnerville, NV 89460	
13		
14	Kathleen A. Boyce Trustee of the Boyce 1989 Trust dated 6/12/89	Robert Essaff & Cindy H. Essaff Trustees of the Essaff Family Trust dated 6/18/02
15	3270 Piazza Cir Reno, NV 89502	55 Pinion Rd Markleeville, CA 96120
16	Larry R. Brasuell & Susan L. Brasuell Trustees of The Larry R. & Susan L. Brasuell 1996 Living Trust dated 7/22/96	Robert Essaff & Cindy H. Essaff Trustees of the Essaff Family Trust dated 6/18/02
17	139 Desert Lakes Dr Fernley, NV 89408	2860 Heybourne Rd Minden, NV 89423
18		
19	Kevin Blair, Esq. Hutchison & Steffen 10080 West Alta Drive, Suite 200 Las Vegas, Nevada 89145	Robert Essaff & Cindy H. Essaff Trustees of the Essaff Family Trust dated 6/18/02
20	Counsel for Larry R. Brasuell and Susan L. Brasuell	75-6106 Ali'i Dr. #123 Kailua Kona, HI 96740
21		
22	Penny L. Brock Trustee of the Brock Family Trust dated 5/25/95	Janice Fortune Trustee of the Janice Fortune Living Trust dated 10/8/96
23	1633 Broadstone Way Reno, NV 89521	20402 Bordeaux Dr Reno, NV 89511
24	Louis John Canepa Trustee of the Louis John Canepa Revocable Trust dated 6/18/98	Kenneth L. Hansen & Donna J. Hansen Trustees of the Hansen Family Trust dated 6/6/89
25	c/o Sandy Canepa, Successor Trustee 12237 Pewter Point St. Reno, Nevada 89521	c/o Scott Alan Hansen 8916 E Stockton Blvd Elk Grove, CA 95624
26	Andrea B. Cohen P.O. Box 4315 Incline Village, NV 89451	Michael T. Heffner & Barbara C. Heffner Trustees of the Heffner Family Trust dated 9/10/02
27		1705 Caughlin Creek Rd. Reno, NV 89519
28		

HOLLEY DRIGGS

1 Rodney L. Hines & Heidi J. Hines
Trustees of the 1999 Rodney Lee Hines &
2 Heidi Jean Hines Revocable Trust dated 5/26/99
2690 Wellington S
3 Carson City, NV 89703

4 Leif A. Johansen & Reberta K. Johansen
Trustees of The Johansen Family Trust dated
10/23/87 as Amended 6/11/04
5 P.O. Box 2773
Truckee, CA 96160-2773

6 Mary Jane Kingman
7 2080 The Back Rd
Glenbrook, NV 89413

8 Marcia J. Knox
9 Trustee of the Marcia J. Knox Living Trust dated
8/16/04
10 1885 Vintner Ct
Reno, NV 89519

11 Keith L. McClellan
12 233 S. Garner Street
State College, PA 16801
Counsel for Marcia J. Knox

13 Dolores Larragueta Trustee of The Harold
14 Larragueta Family Trust dated 12/24/86
c/o Peter Larragueta, Successor Trustee
15 1570 Sutterbrook Way
Reno, NV 89521

16 Craig Leitner
17 3625 White Pine Dr,
Washoe Valley, NV 89704

18 Elaine Leitner
19 3625 White Pine Dr,
Washoe Valley, NV 89704

20 James H. Lidster & Phyllis M. Lidster
Trustees of the James H. Lidster Family
Trust dated 1/20/92
21 1340 Brooke Way
Gardnerville, NV 89410

22 James R. Hale, Esq.
23 Alling & Jillson, LTD.
276 Kingsbury Grade, Suite 2000
24 POB 3390
Lake Tahoe, NV 89449-3390
25 Counsel for Phyllis M. Lidster

26 William Otto Lurtz & Susie Alice Byrd Lurtz
Trustees of the Susie & William Lurtz 1991 Trust
dated 3/18/91
27 2068 Pray Meadow Rd
Glenbrook, NV 89413

28

Susie Alice Byrd Lurtz
2068 Pray Meadow Rd
Glenbrook, NV 89413

Sarah E B L Wallick
146 E Placer St
Auburn, CA 95603

Ron Alling
ALLING & JILLSON, LTD.
276 Kingsbury Grade, Suite 2000
Post Office Box 3390
Lake Tahoe, Nevada 89449
Counsel for Mary Jane Kingman, William and
Susie Lurtz as Trustees, Susie Lurtz individually,
and Sarah Wallick individually

Monique A. Markwell
900 S Meadows Pkwy Apt 521
Reno, NV, 89521

Terry Markwell
Trustee of the Terry Markwell Profit Sharing Plan
& Trust
13390 Stoneland Dr
Reno, NV 89511

Marc Markwell
Sierra Nevada Construction, Inc.
2055 E. Greg Street
Sparks, NV 89431
Representative for Monique Markwell and Terry
Markwell

Sandra O. Masters Trustee of the Charles T.
Masters & Sandra O. Masters Family Trust dated
10/9/92
480 Pan Zareta Ct
Reno, NV 89521

Jay C. McLaughlin & Peggy Ann Valley
Trustees of the McLaughlin - Valley Trust dated
2/24/97
695 Rutherford Cir
Brentwood, CA 94513

Robert E. Meldrum
6608 Chesterfield Ln.
Reno, NV 89523

Seth J. Adams
Woodburn and Wedge
6100 Neil Road, Suite 500
Reno, Nevada 89511-1159
Counsel for Robert E. Meldrum

Diana A. Oldham
P.O. Box 15175
Fritz Creek, AK 99603

HOLLEY DRIGGS

1 Philip A. Palmintere & Nanci S. Palmintere
Trustees of the Palmintere Revocable Trust dated
2 6/19/98
798 La Bella Ct.
3 Henderson, NV 89052

Corazon Wehrlin
117 Lilac Ln
Reno, NV 89512

4 Philip A. Palmintere & Nanci S. Palmintere
Trustees of the Palmintere Revocable Trust dated
6/19/98
5 3798 Solamere Dr.
Park City, UT 84068

The Wild Water Limited Partnership, a Nevada
limited partnership
c/o Eric Ronning, Registered Agent
730 Tyner Way
Incline Village, NV 89451

6 Robert H. Perlman & Lynn R. Perlman
Trustees of the Robert H. Perlman & Lynn R.
7 Perlman Trust dated 9/17/92
2877 Paradise Rd #3501
8 Las Vegas, NV 89109

9 A. Stephen Phillips & Frances E. Phillips
Trustees of the Phillips Family Trust dated
10 10/24/89
2630 Rockview Dr.
11 Reno, NV 89519

12 Grable B. Ronning
730 Tyner Way
13 Incline Village, NV 89451

14 Eric Ronning
730 Tyner Way
15 Incline Village, NV 89451
Representative of Grable B. Ronning

16 Michael C. Ross & Gayle G. Ross Trustees of the
Ross Family Trust dated 6/12/03
17 276 Tramway Rd
Incline Village, NV 89451

18 Dennis Sipiorski
1312 Jackie Ln
19 Minden, NV 89423

20 Donna Sipiorski
1312 Jackie Ln
21 Minden, NV 89423

22 Carrie M. Stimpson
5392 Skystone Dr
23 Sparks, NV 89436

24 Gregory W. Stimpson
5392 Skystone Dr
25 Sparks, NV 89436

26 Kenneth B. Van Woert
Trustee of the Sheehan Van Woert Bigotti
Architects 401(k) PSP & Trust dated 7/1/98
27 2701 Pioneer Dr
Reno, NV 89509
28

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MAR 06 2023

CASE NO.: 2022-CV-00039
DEPT. NO.: II

Douglas County
District Court Clerk

FILED
2023 MAR -7 PM 1:01

DISTRICT COURT
DOUGLAS COUNTY, NEVADA

WILLIAMS
CLERK
E. SHOEMAKER
DEPUTY

City National Bank as successor in interest to
Business Bank of Nevada,

DECLARATORY RELIEF/QUIET TITLE
JUDGMENT WITH CANCELLATION OF
LIS PENDENS

Plaintiff,

v.

Property: 1647 North Highway 395, City of
Minden, State of Nevada

Unknown Heirs of William D. Botton and
Successor Trustees of the Botton Living Trust
dated 11/17/00, et al.,

Douglas County APN: 1320-30-714-008

Defendants.

HOLLEY DRIGGS

On March __, 2023, this Court entered an Order in the instant action, granting the Omnibus Motion for Declaratory Judgment, Default Judgment, Summary Judgment Quieting Title and Expungement of Lis Pendens ("Omnibus Motion") filed by Plaintiff, City National Bank as successor in interest to Business Bank of Nevada ("City National Bank") pursuant to NRS 30.030, NRS 40.010, NRCP 55, NRCP 56 and NRS 14.010 with respect to certain real property located 1647 North Highway 395, Minden, Nevada, which is identified by the Douglas County Assessor as APN: 1320-30-714-008 (the "Subject Property") as to that certain deed of trust, which was recorded in the Official Records of the Douglas County Recorder on September 16, 2004 in Book 904, Page 6237 as Document No. 624305, as amended from time-to-time (the "Deed of Trust").

**BASED UPON THE FOREGOING, AND FOR GOOD CAUSE APPEARING, IT IS
HEREBY ADJUGED AND DECREED THAT:**

1. The Deed of Trust against the Subject Property was discharged by operation of law when Business Bank of Nevada purchased the Subject Property in April 2005 from K&S Properties, a California general partnership, tendered payment of the purchase price in the amount of \$1,051,141.00, and acquired the Subject Property via the deed, which was recorded in the Official Records of the Douglas County Recorder on April 8, 2005, in Book 0405 Page 3128 as Document No. 641253.

HOLLEY DRIGGS

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2. As a matter of law, there can be no mortgage lien or deed of trust without an underlying enforceable debt or obligation payment of the Purchase Price. Accordingly, the Deed of Trust is no longer enforceable against the Subject Property and is no longer a valid encumbrance against the Subject Property.

3. City National Bank is the successor in interest to Business Bank of Nevada as supported by Certificate of the Comptroller of the Currency issued on September 4, 2008. As such, City National Bank held title to the Subject Property upon commencement of the instant action and recordation of the notice of pendency of action in the Official Records of the Douglas County Recorder on March 1, 2022, as Instrument No. 2022-981915 (the "Lis Pendens").

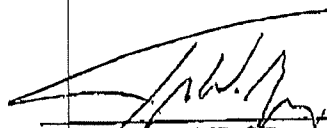
4. City National Bank conveyed the Subject Property to Zions Bancorporation, National Association ("Zions") during the pendency of this action as supported by the deed from City National Bank to Zions, which was recorded in the Official Records of the Douglas County Recorder on July 29, 2022, as Instrument No. 2022-987973. Pursuant to NRCP 25(c), City National Bank was entitled to continue the action post-closing and entitled to prosecute the same until a final judgment was entered.

5. Since the Deed of Trust is no longer enforceable, Zions owns the Subject Property free and clear of the Deed of Trust.

IT IS HEREBY ORDERED THAT this Judgment shall be recorded with the Douglas County Recorder, and recordation of the same shall provide third-party notice that the Deed of Trust is no longer enforceable and the Deed of Trust is no longer a valid encumbrance against the Subject Property.

IT IS HEREBY ORDERED THAT this Judgment results in full and final resolution of the instant action and thus, the Lis Pendens is hereby cancelled and expunged.

DATED this 7th day of March, 2023.


DISTRICT JUDGE

1 Copies served by mail on March 7th, 2023, to:

2 Marilyn Fine, Esq.
3 300 South 4th Street, Ste 1600
4 Las Vegas, Nevada 89101

Erin C. Plante
Erin C. Plante

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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 April 19, 2023

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

By [Signature] Deputy