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SHAWNYNE GARREN, RECORDER

APN #1220-04-111-023

RECORDING REQUESTED BY AND MAIL TO:

TOWN OF GARDNERVILLE  
1407 Highway 395 North  
Gardnerville, NV 89410  
(775) 782-7134

LIEN FOR GARBAGE AND/OR REFUSE SERVICE

In Accordance with DCC Chapter 18  
And NRS Chapters 108, 318 and 444

**NOTICE IS HEREBY GIVEN THAT:** Pursuant to the provisions of Douglas County Code 18.06, Nevada Revised Statutes 108.239, 318.197 and 444.440 to 444.620, inclusive, TOWN OF GARDNERVILLE, hereinafter referred to as "Claimant" claims a lien upon the real property, described in Paragraph Five (5) below, and states the following:

1. That demand of Claimant after deducting all just credits and offsets is: \$ 265.98, together with interest thereon at the rate of 18% per annum from 10/1/22.
2. That the name of the owner(s) or reputed owner(s) of said property is (are):  
GABELMAN, JEFF & TERRI FANCHER-  
FANCHER-GABELMAN, TERR
3. That Claimant did from 10/1/22, until present, perform garbage and/or refuse service for that certain real property, the location of which is set forth in Paragraph Five (5) below.
4. Claimant furnished garbage and/or refuse service to:

1242 Kingslane

Gardnerville, NV 89410

5. That the property upon which said lien is sought to be charged is situated in the Town of Gardnerville, County of Douglas, State of Nevada, commonly known as and more particularly described as:

APN: 1220-04-111-023 – See attached copy of Grant, Bargain and Sale Deed

In Witness Whereof, I/We have hereunto set my hand/our hands this 30<sup>th</sup> day of May, 2023.

Town of Gardnerville Claimant

*Erik Nilssen*

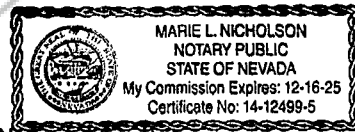
ERIK NILSSEN, P.E., Town Manager

ACKNOWLEDGMENT

STATE OF NEVADA )  
: ss.  
COUNTY OF DOUGLAS )

On 5/30/23, before me, Marie L. Nicholson, personally appeared ERIK NILSSEN, P.E., Town Manager of the TOWN OF GARDNERVILLE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



(Notarial Seal)

*Marie L. Nicholson*  
SIGNATURE

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES J. PAGE, JR. AND DOROTHY E. PAGE, AS CO-TRUSTEES OF THE PAGE FAMILY TRUST, CREATED BY THAT CERTAIN TRUST AGREEMENT MADE THE 5TH DAY OF FEBRUARY, 2002

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

JEFF GABELMAN AND TERRI FANCHER-GABELMAN, HUSBAND AND WIFE AS JOINT TENANTS

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

The land referred to herein is situated in the County of Douglas, State of Nevada, described as follows:

Lot 21 as shown on the official map of KINGSLANE UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1968, in Book 64, Page 82, as Document No. 43243.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 09/10/2007

