



SHAWNYNE GARREN, RECORDER

1 After recording, return to:
2 Law Office of Karen L. Winters
3 P.O. Box 1987
4 Minden, NV 89423

8 CASE NO. 2020-CV-00247
9 DEPT. NO. II

13 **NINTH JUDICIAL DISTRICT COURT, STATE OF NEVADA**
14 **IN AND FOR THE COUNTY OF DOUGLAS**

15 * * * * *

16 STEPHEN FIGUEROA SR. and YVETTE
17 FIGUEROA,

18 Plaintiff,

19 v.

20 SONNY FIGUEROA, also known as
21 SONNY SIMMONS and KIMBERLY E.
22 FIGUEROA, and All Persons Unknown
23 Claiming Any Legal or Equitable Right,
24 Title, Estate, Lien, or Interest in the Property
25 Described in the Complaint Adverse to
26 Plaintiff's Title, or Any Cloud on Plaintiff's
27 Title Thereto, and DOES I - X, inclusive,

28 Defendants.

**NOTICE OF WITHDRAWAL OF
NOTICE OF PENDING ACTION**

26 Notice is given that Stephen Figueroa Sr. And Yvette Figueroa, Plaintiffs, through their
27 attorney of record, Karen L. Winters of the Law Office of Karen L. Winters, withdraws the notice of
28 pendency of the above-entitled action, recorded by Karen L. Winters, Esq., in the office of the

1 County Recorder of Douglas County, Nevada, as Document No. 2021-963639 on March 17, 2021.

2 The action affects title to specific real property identified in the Complaint which is located in
3 Douglas County, Nevada, and is described as follows:

4 Parcel 1:

5 A Parcel of Land Located Within a Portion of Section 14, Township 13 North, Range
6 20 East, Mount Diablo Meridian, Douglas County, Nevada, Described as follows:
7 Commencing at the Southeast Corner of Section 14, T. 13 N., R. 20 E., M.D.M., at a
8 2" Iron Pipe per that Record of Survey for Nevis Industries, Inc., Document No.
9 51917;

10 Thence North 00°57'48" East, 1325.44 feet; Thence South 89°28'07" West, 1324.71
11 Feet to the Northeast Corner of Parcel 32-B as shown on that Parcel Map For William
12 Adams, Document

13 No. 120254, the Point Beginning;

14 Thence South 00°30'28" West, 658.30 Feet; Thence South 89°39'34" West, 669.65
15 Feet; Thence South 00°04'21" West, 689.00 Feet; Thence South 87°44'12" East,
16 676.87 Feet to the Point of Beginning.

17 Reference Is Made to the Record of Survey Filed March 22, 2002 as File No. 537687.

18 Parcel 2: .

19 A 33 - foot wide Access Easement located within a Portion of Section 14, Township
20 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada,
21 Described as Follows:

22 Thirty-three feet (33') North of and adjacent to Parcel 32-A as shown on the Parcel
23 Map for William Adams, Document No. 120254, more particularly described as
24 follows:

25 Commencing at the Southeast Corner of Section 14, T. 13 N., R. 20 E., M.D.M at a 2"
26 Iron Pipe per that Record of Survey for Nevis Industries, Inc., Document No 51917;
27 Thence North 00°57'48" East, 1325.44 feet; Thence South 89°28'07" West, 1324.71
28 feet to the Northeast corner of Parcel 32-B per said Document No. 1120254; Then
continuing South 89°28'07" West, 676.30 feet to the Northwest Corner of Said Parcel
32-B, the Point of Beginning; Thence continuing South 89°28'07" West, 676.30 Feet;
Thence North 00°13'23" East, 33.00 Feet; Thence North 89°28'07" East, 676.13 feet;
Thence South 00°04'21" East, 33.00 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain
document recorded March 22, 2002, in Book 302, Page 8235, as Instrument No.
537686.

Said real property is further identified as Assessor's Parcel No. 1320-14-002-019 and is a single
family residence at the commonly known address of 1737 Dee Jay Lane, Minden, Nevada.

DATED: July 24, 2023

LAW OFFICE OF KAREN L. WINTERS



KAREN L. WINTERS, ESQ.

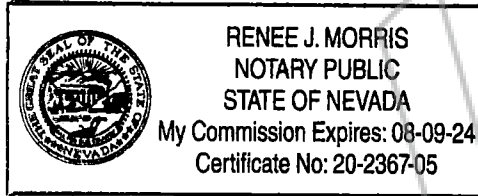
P.O. Box 1987
Minden, NV 89423

(775) 782-7933
Attorney for Petitioners

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

SUBSCRIBED AND SWORN TO before
me this 24th day of July, 2023.


NOTARY PUBLIC



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 MAILING

Pursuant to NRCP 5(a), I certify that I am over the age of 18 years, an employee of the LAW OFFICE OF KAREN L. WINTERS, and that on this date, I caused to be deposited for mailing at the United States Post Office at Minden, Nevada, with postage thereupon fully prepaid, a true and correct copy of the **NOTICE OF WITHDRAWAL OF NOTICE OF PENDING ACTION** addressed as follows:

Justin Clouser, Esq.
Clouser Wasick & Associates, LTD
1669 Lucerne St., Suite A1
Minden, NV 89423

Dated this 24th day of July, 2023.



RENEE J. MORRIS