

DOUGLAS COUNTY, NV

2023-999839

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ALLING & JILLSON LTD

SHAWNYNE GARREN, RECORDER

APN: 1220-24-501-035

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.
ATTN: RICHARD J. McGUFFIN, ESQ.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

NOTICE OF PENDENCY OF ACTION

COOPER

1 Case No.: 2023-CV-00174

2 Dept. No.: I

3 The undersigned affirms that this document does
not contain any person(s)' personal information.

RECEIVED

AUG 22 2023

Douglas County
District Court Clerk

FILED

2023 AUG 22 PM 3:19

BOBBIE R. WILLIAMS
CLERK

BY *[Signature]* DEPUTY

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

9 LT EQUIPMENT, LLC, a Nevada limited liability
10 company, and HAEN CONSTRUCTORS, a
California corporation,

NOTICE OF PENDENCY OF ACTION

11 Plaintiffs,

12 vs.

13 KAMI ELOIS POWER, an individual and DOE
14 Defendants 1-10, inclusive,

15 Defendants.

16 **NOTICE IS HEREBY GIVEN** that an action concerning and affecting real property hereinafter
17 described was commenced on August 22, 2023, in the above-entitled Court by Plaintiffs, LT Equipment,
18 LLC, a Nevada limited liability company, and Haen Constructors, a California corporation, against the
19 named Defendant, Kami Elois Power, an individual; and DOES 1-10, inclusive, and that the action is now
20 pending in the above-entitled Court.

21 The action affects title to real property situate in Douglas County, Nevada, which has been
22 assigned Douglas County, Nevada Assessor's Parcel No. 1220-24-501-035. The property which is the
23 subject of the action is more particularly described below:

24 **PARCEL 1:**

25 **BEING A PORTION OF LOT 21, AS SHOWN ON THE OFFICIAL MAP OF**
26 **RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD IN THE OFFICE**
27 **OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, APRIL 14, 1965,**
AND TWICE AMENDED, AS DOCUMENT NO. 27706, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

28 ///

Auning & Juson, Ltd.
Post Office Box 1390 • 276 Kinshbury Grade
Lake Tahoe, Nevada 89449
PH (775) 588-6676 • FX (775) 588-4970

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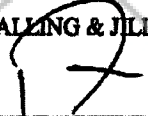
BEING ALL OF PARCEL B AS SHOWN ON THE PARCEL MAP FOR HELEN S. SHULER, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 19, 1977 IN BOOK 9777 OF OFFICIAL RECORDS, AT PAGE 1065, AS DOCUMENT NO. 13096.

PARCEL 2:

A NON-EXCLUSIVE ACCESS EASEMENT ON, OVER AND ACROSS HELEN LANE AS SET FORTH IN PARCEL MAP FOR HELEN S. SHULER, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 19, 1977 IN BOOK 977 OF OFFICIAL RECORDS, AT PAGE 1065, AS DOCUMENT NO. 13096.

Dated: August 22, 2023

Respectfully Submitted,
ALLING & JILLSON, LTD.

By: 
RICHARD J. MCGUFFIN, ESQ. #12819
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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 August 22, 2023

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

By [Signature] Deputy