

DOUGLAS COUNTY, NV

2023-999840

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\$40.00 Pgs=4

08/24/2023 08:24 AM

ALLING & JILLSON LTD

SHAWNYNE GARREN, RECORDER

APN: 1320-32-716-005

**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

ALING & HILSON, LTD.
Post Office Box 3390 ◊ 276 Kingsbury Grade
Lake Tahoe, Nevada, 89449
PH (775) 588-6676 ◊ FX (775) 588-4970

1 Case No.: 2023-CV-00774

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,

11 Plaintiffs,

12 vs.

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

15 Defendants.

NOTICE OF PENDENCY OF ACTION

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. 1320-32-716-005. The property which is the
23 subject of the action is more particularly described below:

24 ALL THAT CERTAIN LOT, PIECE PORTION OR PARCEL OF LAND, BEING AND
25 SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 13, NORTH,
26 RANGE 20 EAST, M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

27 AT THAT PORTION OF LOTS 4, 5 AND 6, AS SHOWN ON THE MAP SPRINGLANE, A
28 PLANNED UNIT DEVELOPMENT FILED FOR RECORD OCTOBER 8, 1987, IN BOOK
1087, PAGE 1066, AS DOCUMENT NO. 163997, OFFICIAL RECORDS OF DOUGLAS
COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Lake Tahoe, Nevada 89449
PH (775) 588-6676 ♦ FX (775) 588-4970

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LOT 5, AS SHOWN ON SAID MAP,

EXCEPTING THEREFROM AREA 5-A, WHICH IS ALL THAT PORTION OF LOT 5 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, AS SHOWN ON AFORESAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 4.06 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 10° 00' 00" WEST, A DISTANCE OF 54.14 FEET; THENCE NORTH 60° 01' 22" WEST, A DISTANCE OF 4.26 FEET; THENCE NORTH 10° 00' 00" EAST A DISTANCE OF 52.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AREA 6-A WHICH, IS ALL THAT PORTION OF LOT 6 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6, AS SHOWN ON AFORESAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 4.18 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 17° 00' 00" WEST A DISTANCE OF 59.96 FEET; THENCE NORTH 23° 01' 30" WEST, A DISTANCE OF 6.21 FEET; THENCE NORTH 17° 00' 00" EAST A DISTANCE OF 54.00 FEET TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH AREA 4-B WHICH IS ALL THAT PORTION OF SAID LOT 4, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT AS SHOWN ON AFORESAID MAP; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 44.00 FEET TO THE NORTHEAST CORNER; THENCE ALONG THE EAST LINE OF SAID LOT 4, THE FOLLOWING COURSES AND DISTANCES SOUTH 10° 00' 00" WEST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 60° 01' 22" EAST, A DISTANCE OF 3.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 60° 01' 22" EAST A DISTANCE OF 4.10 FEET; THENCE SOUTH 17° 00' 00" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 73° 00' 00" WEST ALONG SAID SOUTH LINE A DISTANCE OF 4.00 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 17° 00' 00" EAST, A DISTANCE OF 25.92 FEET TO THE TRUE POINT OF BEGINNING.


NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 01, 2021, AS INSTRUMENT NO. 2021-974922 OF OFFICIAL RECORDS.

Dated: August 22, 2023

Respectfully Submitted,

ALLING & JILLSON, LTD.

By:


RICHARD J. MCGUFFIN, ESQ. #12819
ALLING & JILLSON, LTD.
276 Kingsbury Grade, Suite 2000
Post Office Box 3390
Lake Tahoe NV 89449-3390
Ph. (775) 588-6676 ♦ Fx. (775) 588-4970
rmcguffin@ajattorneys.com
Attorneys for Plaintiffs

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