

DOUGLAS COUNTY, NV **2024-1005401**
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MCDONALD CARANO LLP
SHAWNYNE GARREN, RECORDER

APNs: 1419-11-002-070 and 1419-14-001-030

Recording requested by:
Philip Mannelly
McDonald Carano LLP
100 W. Liberty Street, 10th Floor
Reno, NV 89501

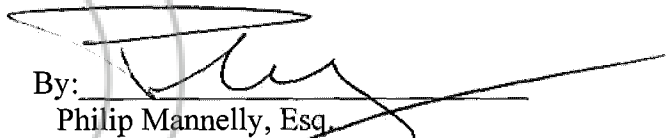
Pursuant to NRS 239B, the undersigned does hereby affirm that this document does not contain the social security number of any person.

RELEASE OF LIS PENDENS

The undersigned, on behalf of Freedom Ranch Development Company LLC, hereby releases and expunges without prejudice the Notice of Pendency of Action, filed on November 21, 2023, as Document 2023-1002543, Official Records of Douglas County, Nevada, with respect to that certain real property commonly known as 3403 Alura Lane, Carson City, Nevada 89705, Douglas County APN 1419-11-002-070 and 3397 Alura Lane, Carson City, Nevada, 89705, Douglas County APN 1419-14-001-030, as more particularly described on Exhibit A attached hereto. Freedom Ranch Development Company LLC reserves all rights and remedies, including, without limitation, the right to subsequently record Notice of Pendency of Action relative to the claims, defenses, and counterclaims in 23-CV-000153 or subsequent or different litigation affecting the title or possession of the referenced real property.


DATED this 6th day of March, 2024.

McDONALD CARANO LLP

By: 
Philip Mannelly, Esq.
Attorney for Freedom Ranch Development Company LLC

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on this 6th day of March, 2024, by Philip Mannelly.


Notary Public

 MISTI HALE
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF WASHOE
No. 08-5885-2 MY APPT. EXPIRES MARCH 10, 2024

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 9 & 10 as shown on the official plat of Freedom Ranch, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on April 15, 2021, as Document 2021-965562, Official Records.

APNs: 1419-11-002-070 & 1419-14-001-030

