

DOUGLAS COUNTY, NV

2024-1007402

Rec:\$40.00

\$40.00 Pgs=11

05/06/2024 10:34 AM

STEWART TITLE GUARANTY - COMMERCIAL

SHAWNYNE GARREN, RECORDER

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)

**APN#** 1319-30-544-000 thru 054

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

**NOTICE OF RELEASE OF LIS PENDENS**

Document Title on cover page must appear EXACTLY as the first page of the document  
to be recorded.

**RECORDING REQUESTED BY:**

Stewart Title Guaranty Company

**RETURN TO: Name** Lanak & Hanna, P.C.

**Address** 10781 West Twain Avenue

**City/State/Zip** Las Vegas, Nevada 89135

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name** New Peak Tahoe LLC

**Address** 6030 Seabluff Drive

**City/State/Zip** Playa Vista, CA 90094

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

P:\Common\Forms & Notices\Cover Page Template Oct2017

lanak&hanna  
b

1 LANAK & HANNA, P.C.  
2 David R. Johnson, Esq. (Bar No. 6696)  
3 10781 West Twain Ave.  
4 Las Vegas, NV 89135  
5 Telephone: (714) 620-2350  
6 Facsimile: (714) 703-1610  
7 drjohnson@lanak-hanna.com

**RECEIVED**  
**APR 17 2024**  
Douglas County  
District Court Clerk

**FILED**  
2024 APR 17 PM 1:45  
BOBBIE R. WILLIAMS  
CLERK  
BY **M. GARNEY**

8 Attorneys for  
9 Keenan Hopkins Suder & Stowell Contractors, Inc.  
10 dba KHS&S Contractors

**NINTH JUDICIAL DISTRICT COURT**  
**DOUGLAS COUNTY, NEVADA**

11 SMC CONSTRUCTION CO., a Nevada  
12 corporation,

Case No. 2023-cv-00035

13 Plaintiffs,

**NOTICE OF RELEASE OF LIS PENDENS**

14 v.

15 PEAK TAHOE LLC, a Nevada limited liability  
16 company, and DOES 1-5,

17 Defendants.

18 AND RELATED CROSS-ACTIONS.  
19

20  
21  
22 **NOTICE IS HEREBY GIVEN** that KEENAN HOPKINS SUDER & STOWELL  
23 CONTRACTORS, INC. dba KHS&S CONTRACTORS, hereby provides a full release of the Notice of  
24 Pendency of Action (Lis Pendens), which was filed herein and recorded on April 27, 2023 as Doc  
25 #2023-995991, attached hereto as **Exhibit 1**.

26 It is the intent of KHS&S CONTRACTORS that any real property that was identified in the  
27 Notice of Pendency of Action (Lis Pendens), referenced herein, be released in its entirety.

28 ///



COPY

**EXHIBIT 1**

RECORDING REQUESTED BY:

**RETURN TO:**  
**Lanak & Hanna PC**  
**10781 West Twain Ave**  
**Las Vegas, NV 89135**

DOUGLAS COUNTY, NV

**2023-995991**

Rec:\$40.00

\$40.00

Pgs=7

**04/27/2023 11:47 AM**

LANAK & HANNA P.C.

SHAWNYNE GARREN, RECORDER

**DOCUMENT TITLE**

**Lis Pendens**

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**

**(Govt. Code 27361.6)**

**Additional Recording Fee Applies**

Printed on recycled paper.

1 **SFCL**  
LANAK & HANNA, P.C.  
2 David R. Johnson, Esq. (Bar No. 6696)  
10781 West Twain Ave  
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5 Attorneys for  
6 Keenan Hopkins Suder & Stowell Contractors, Inc.  
dba KHS&S Contractors

8 **NINTH JUDICIAL DISTRICT COURT**  
9 **DOUGLAS COUNTY, NEVADA**

11 SMC CONSTRUCTION CO., a Nevada  
corporation,

12 Plaintiffs,

13 v.

14 PEAK TAHOE LLC, a Nevada limited liability  
company, and DOES 1-5,

15 Defendants.

Case No. 2023-cv-00035

**LIS PENDENS**

Action Filed: February 21, 2023  
Trial Date: None

1 NOTICE IS HEREBY GIVEN that the above-entitled action concerning and affecting real  
2 property as described herein was commenced on February 21, 2023, in the above-named court by  
3 KEENAN HOPKIN SUDER & STOWELL CONTRACTORS, INC. dba KHS&S CONTRACTORS  
4 against Defendants PEAK TAHOE LLC, a Nevada limited liability company. The action is now pending  
5 in the above-named Court.

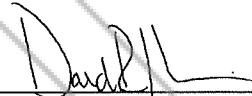
6 The above-entitled action concerns real property whereby Defendant, PEAK TAHOE LLC, a  
7 Nevada limited liability company, were and now are the reputed owners and/or have a leasehold interest  
8 in the property, situated in Douglas County, Nevada, and located at 323 Tramway Drive, Stateline, NV  
9 89449; APNs 1319-30-544-000 through 054 and more particularly described in **Exhibit A**.

10 The object of Plaintiff's action is, among other things, to foreclose a mechanic's lien previously  
11 recorded against said property.

12  
13 DATED: April 27, 2023

LANAK & HANNA, P.C.

14  
15 By: \_\_\_\_\_



DAVID R. JOHNSON

Attorneys for

Keenan Hopkins Suder & Stowell Contractors, Inc.

**PROOF OF SERVICE**

Pursuant to NRCP 5(b), I hereby certify that I am employee of Lanak & Hanna, P.C., and that I served a true and correct copy of the foregoing document entitled: **LIS PENDENS** as follows:

BY electronic means by operation of the Court’s electronic filing system, upon each party in this case who is registered as an electronic case filing user with the Clerk.

BY email to the following address:

BY PERSONAL SERVICE as follows: I caused such envelope to be delivered by hand to the offices of the addressee.

BY CERTIFIED MAIL as follows:

placing  the original  a true copy thereof in a sealed envelope addressed as stated below.

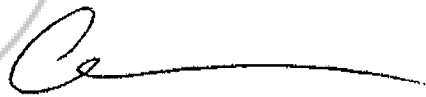
I deposited such envelope in the mail at Las Vegas, Nevada. The envelope was mailed with postage thereon fully prepaid.

I am “readily familiar” with the firm’s practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Las Vegas, Nevada in the ordinary course of business.

The address is as follows:

Scott L. Hernandez, Esq. 1086 Greg Street Sparks, Nevada 89431 Attorney for SMC Construction Co.	Peak Tahoe LLC 6609 Folsom-Auburn Road Folsom, CA 95630
---	---

Executed on April 27, 2023, at Orange, California.



Asha Namiranian, Employee of Lanak & Hanna, P.C.



COPY

**EXHIBIT A**

**EXHIBIT "A"**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

Units 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 and 112  
Units 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211 and 212  
Units 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311 and 312  
Units 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412 and Unit 500, as set forth on the 15th Amended Map for Tahoe Village Unit 1, being a subdivision of Lot 56, filed for record on February 6, 1997 in Book 0297, Page 667 as Document No. 406172, Official Records of Douglas County, State of Nevada.

**PARCEL 2:**

An undivided 49/49 interest in and to that portion of Lot 56 designated as Common Areas as set forth on the 15th Amended Map for Tahoe Village Unit 1, filed for record on February 6, 1997 in Book 297, Page 667 as Document No. 406172, Official Records of Douglas County, State of Nevada, subsequently adjusted, Lot 56 being more particularly described as:

All that portion of Lot 56 of Tahoe Village Unit No. 1, 15th Amended Map, filed for record on February 6, 1997 as Document No. 406172, and that portion of the Common Area of Tahoe Village Unit No. 1, Amended Map, filed for record on December 7, 1971, as Document No. 55769, more particularly described as follows:

**BEGINNING** at a point which bears South 19°29'45" West 6.25 feet from the Southwest corner of Lot 56 of said Tahoe Village Unit No. 1, 15th Amended Map; thence North 19°40'00" East, 126.59 feet; thence North 10°20'00" West, 126.09 feet; thence North 79°40'00" East, 36.50 feet; thence North 10°20'00" West, 8.85 feet; thence North 79°40'00" East, 25.33 feet; thence South 10°20'00" East, 8.85 feet; thence North 79°40'00" East, 48.00 feet; thence South 10°20'00" East, 105.00 feet; thence South 79°40'00" West, 5.25 feet; thence South 10°20'00" East, 49.12 feet; thence South 19°40'00" West, 105.12 feet; thence North 70°20'00" West, 16.58 feet; thence South 19°40'00" West, 49.50 feet; thence North 70°20'00" West, 36.50 feet; thence South 19°40'00" West, 6.69 feet; thence North 70°20'00" West, 25.33 feet; thence North 19°40'00" East, 6.69 feet; thence North 70°20'00" West, 26.17 feet to the point of beginning.

**TOGETHER WITH** a portion of the Common Area of Tahoe Village Unit No. 1

and being more particularly described as follows:

**BEGINNING** at an angle point on the East line of Adjusted APN 1319-30-516-037 as shown on the Record of Survey Supporting a Boundary Line Adjustment for Millan Nevada, Inc., Document No. 568319 of the Douglas County Recorder's office, said point bears South 48°38'31" West, 1835.38 feet from the Northeast corner of said Section 30; thence South 19°40'00" West, 43.25 feet; thence North 70°20'00" West, 16.58 feet to point on said East line of Adjusted APN 1319-30-516-037; thence North 19°40'00" East, along said East line, 43.25 feet; thence South 70°20'00" East, continuing along said East line, 16.58 feet to the point of beginning.

**PARCEL 3:**

An easement for ingress, egress, use and enjoyment within the Common Areas of Tahoe Village Units No. 1, 2 and 3 as established by the Declaration of Covenants, Conditions and Restrictions recorded July 26, 1989 in Book 789, Page 3011 as Document No. 207446, Official Records of Douglas County, State of Nevada.

Assessor's Parcel Number(s):  
1319-30-544-000 thru 054

**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 04-17-2024

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

By  Deputy