

DOUGLAS COUNTY, NV

2024-1007403

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\$40.00 Pgs=10

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/assrealprop/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

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 10 2024**

**Douglas County  
District Court Clerk**

**FILED**

**2024 APR 10 PM 1:12**

**DOBBIE R. WILLIAMS  
CLERK**

**BY C. WALKER, UTILITY**

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,

13 Plaintiffs,

14 v.

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

17 Defendants.

Case No. 2023-cv-00035

**NOTICE OF RELEASE OF LIS PENDENS**

18 AND RELATED CROSS-ACTIONS.

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 May 3, 2023 as Doc #2023-  
25 996162, 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 ///

lanak&hanna


h lanak&hanna

**AFFIRMATION**

1 The undersigned does hereby affirm that the preceding document, **NOTICE OF RELEASE OF**  
2 **LIS PENDENS**, filed in the Ninth Judicial District Court of the State of Nevada, County of Douglas,  
3 does not contain the social security number of any person.

4  
5  
6 DATED: April 9, 2024

LANAK & HANNA, P.C.

7  
8 By: 

9 DAVID R. JOHNSON, ESQ.  
10 Nevada Bar No. 6696  
11 Attorneys for  
12 Keenan Hopkins Suder & Stowell Contractors, Inc

**ACKNOWLEDGMENT**

13 A notary public or other officer completing this certificate verifies only the identity of the individual  
14 who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or  
15 validity of that document.

16 STATE OF NEVADA )  
17 )  
18 COUNTY OF CLARK )

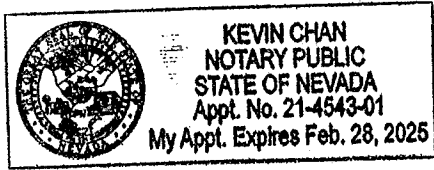
19 On 4/9/24, before me, Kevin Chan, Notary Public,  
20 personally appeared DAVID JOHNSON, proved to me on the basis of  
21 satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and  
22 acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and  
23 that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
24 person(s) acted, executed the instrument.

25 I certify UNDER PENALTY OF PERJURY under the laws of the State of Nevada that the  
26 foregoing paragraph is true and correct.

27 WITNESS my hand and official seal.

28 

Notary Public



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**EXHIBIT LIST**

Exhibit #	Description	Pages
Exhibit "1"	Lis Pendens	4

COPY

**EXHIBIT 1**



SHAWNYNE GARREN, RECORDER

APN# 1319-30-544-000 through 054

Recording Requested by/Mail to:

Name: Naemi Valle Diaz

Address: 105 Mary St.

City/State/Zip: Reno, NV 89509

Mail Tax Statements to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Lis Penders

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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MAY 03 2023

Douglas County  
District Court Clerk

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2023 MAY -3 11:13:30

BOBBER WILLIAMS  
CLERK

C. WALKER  
BY DEPUTY

1 SFCL  
LANAK & HANNA, P.C.  
2 David R. Johnson, Esq. (Bar No. 6696)  
Thomas M. Padian, Esq. (Bar No. 015303)  
3 10781 West Twain Ave  
Las Vegas, NV 89135  
4 Telephone: (714) 620-2350  
Facsimile: (714) 703-1610  
5 drjohnson@lanak-hanna.com

6 Attorneys for  
Keenan Hopkins Suder & Stowell Contractors, Inc.  
7 dba KHS&S Contractors

8 NINTH JUDICIAL DISTRICT COURT  
9 DOUGLAS COUNTY, NEVADA

10  
11 SMC CONSTRUCTION CO., a Nevada  
corporation,

12 Plaintiffs,

13 v.

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

16 Defendants.

Case No. 2023-cv-00035

LIS PENDENS

Action Filed: February 21, 2023  
Trial Date: None

lanak-hanna

lanak:hanna

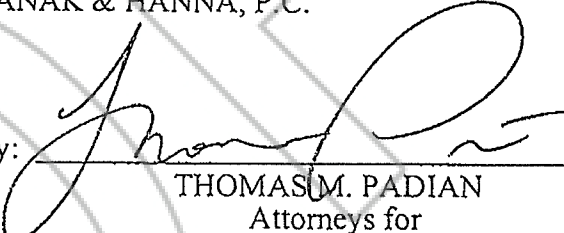
1 NOTICE IS HEREBY GIVEN that the above-entitled action concerning and affecting real  
2 property as described herein was commenced on February 21, 2023, in the above-named court by  
3 KEENAN HOPKIN SUDER & STOWELL CONTRACTORS, INC. dba KHS&S CONTRACTORS  
4 against Defendants PEAK TAHOE LLC, a Nevada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

13 DATED: May 1, 2023

LANAK & HANNA, P.C.

14  
15 By:   
16 THOMAS M. PADIAN  
17 Attorneys for  
Keenan Hopkins Suder & Stowell Contractors, Inc.



PROOF OF SERVICE

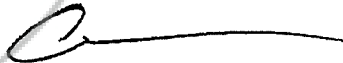
Pursuant to NRCP 5(b), I hereby certify that I am employee of Lanak & Hanna, P.C., and that I served a true and correct copy of the foregoing document entitled: LIS PENDENS as follows:

- 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 May 1, 2023, at Orange, California.



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

**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 May 3, 2023  
 BOBBIE R. WILLIAMS Clerk of Court  
 of the State of Nevada, in and for the County of Douglas,  
 By [Signature] Deputy

lanak hanna

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 April 10, 2024

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

By *[Signature]* Deputy