

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Case No. 58-12-98LC

Department No. \_\_\_\_\_

FILED  
1998 DEC -9 A 11: 18  
DOUGLAS  
LINCOLN COUNTY CLERK  
*[Signature]*  
COUNTY

IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF LINCOLN

ROCKY MOUNTAIN COMPANY, a Utah Limited Partnership,

Plaintiff,

vs.

NOTICE OF PENDENCY  
OF ACTION AFFECTING  
REAL PROPERTY

MEADOW VALLEY LAND AND CATTLE CO., a general partnership, MEADOW VALLEY PROPERTIES, a Nevada general partnership, MEADOW VALLEY PROPERTIES, LTD., MEADOW VALLEY PROPERTIES M.A. WOOD COMPANIES, a corporation, MEADOW VALLEY CORPORATION, EAGLE BONDING AND INSURANCE BROKERS, as agent for CAL-FARM INSURANCE COMPANY, BARCLAYS MORTGAGE CORP., a California corporation, FIRST CAYMAN BANK, LTD., FURST HOLDING CORP., a California corporation, THE GRANT CORPORATION, THE GRANT COMPANY, FRESH-PACK MARKETING CORP., C.V.S. FINANCIAL SAVINGS, C.V.S. FINANCIAL, INC., RAINBOW ASSOCIATES, a California Limited Partnership or any interest they may have conveyed on merger with PEPPERMILL CASINOS, INC., a Nevada corporation, LINCOLN COUNTY ASSESSOR'S OFFICE by and through LINCOLN COUNTY, a political subdivision of the State of Nevada, GREAT WEST SAVINGS AND LOAN, LAND TITLE OF NEVADA, a Nevada corporation, EUGENE S. ALKANA, FIRST AMERICAN TITLE INSURANCE CO., a California corporation, DOE COMPANIES

1 1-5, DOE CORPORATIONS 1-5, DOE  
 2 PARTNERSHIPS 1-5, DOE LIMITED LIABILITY  
 3 COMPANIES 1-5, DOES 1-5 and all other  
 4 persons unknown claiming any right,  
 5 title, estate, lien or interest in the  
 6 real property of plaintiffs, adverse to  
 7 the plaintiffs' ownership or any cloud  
 8 upon plaintiffs' title to the following  
 9 described properties: That portion of  
 10 the SW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> (and that portion of  
 11 the NW<sup>1</sup>/<sub>4</sub>) of the SE<sup>1</sup>/<sub>4</sub> of Section 25,  
 12 T.4S., R.66E., MDB&M, more particularly  
 13 described as follows: Parcel 1,2,3,  
 14 and 4 of that certain parcel map for  
 15 Meadow Valley Properties recorded March  
 16 27, 1984 in the Office of the County  
 17 Recorder of Lincoln County, Nevada in  
 18 Book A of Plats, page 228 as File No.  
 19 79735, Lincoln County, Nevada records;  
 20 together with an easement for access  
 21 and utility purposes is described as  
 22 follows: Also including a parcel or  
 23 strip of land forty (40) feet in total  
 24 width being twenty (20) feet on each  
 25 side of the surveyed center line of a  
 26 road and utility easement from State  
 27 Highway Engineers Station 421 + 67.07  
 28 on the center line of Nevada State  
 Highway right of way No. 55 FAS Route  
 633 (Project S-633(1)) to the five acre  
 parcel described in the above  
 paragraphs; said center line is more  
 fully described as follows: Beginning  
 at Highway Engineer's Station 421+67.07  
 on the centerline of said Nevada State  
 Highway Right of Way; thence along the  
 center line of said Road and Utility  
 Easement South 66°14' East, a distance  
 of 283.35 feet to a point on a tangent  
 curve; thence continuing along said  
 easement center line being a curve to  
 the right with a radius of 1,000.00  
 feet, through an angle of 4°49' and an  
 arc distance of 84.07 feet to a point  
 of tangency; thence continuing along  
 said center line South 61°24' East a  
 distance of 227.15 feet to a point on a  
 tangent curve; thence continuing along

MACKEON & MCCORMACK  
 A PROFESSIONAL CORPORATION  
 178 S. Liberty Street  
 P.O. Box 1388  
 Reno, NV 89407-1388  
 (775) 423-2168

1 said center line being a curve to the  
 2 right with a radius of 100.0 feet,  
 3 through an arc angle of 50°28'30" an arc  
 4 distance of 88.10 feet to a point of  
 5 tangency; thence continuing along said  
 6 center line South 10°55'30" East, a  
 7 distance of 38.44 feet to a point on a  
 8 tangent curve; thence continuing along  
 9 said center line being a curve to the  
 10 right with a radius of 50.00 feet,  
 11 through an angle of 72°45'30" and an arc  
 12 distance of 63.49 feet to a point of  
 13 tangency; thence continuing along said  
 14 easement center line South 61°49' West a  
 15 distance of 150.17 feet; except the  
 16 interest in the portion of said land  
 17 conveyed to County of Lincoln, State of  
 18 Nevada, by Deed recorded January 6,  
 19 1975 in Book 12 of Official Records at  
 20 page 441; excepting from the entire of  
 21 the above described any and all rights  
 22 of way heretofore granted by the  
 23 Grantors herein or their predecessors  
 24 in interest to the Union Pacific  
 25 Railroad Co., and its predecessors in  
 26 interest and to the State of Nevada for  
 27 highway purposes, which said rights of  
 28 way are on file and of record in the  
 Office of the County Recorder of said  
 Lincoln County, Nevada, Assessor's  
 Parcel #13-140-08; these parcels of  
 real property also levied upon under  
 Assessor's Parcel #9-012-76, 9-012-77  
 and 9-012-75,

Defendants.

PLEASE TAKE NOTICE that the above-entitled action concerns  
 the real property described below and that Plaintiff seeks  
 relief in this action affecting title to real property situate  
 in the County of Lincoln, State of Nevada, and described as  
 follows:

That portion of the SW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> (and that portion  
 3

BRACKEN & BRACKEN  
 A Professional Corporation  
 170 S. Lehman Street  
 P.O. Box 1288  
 Fallon, NV 89401-1288  
 (702) 423-2166

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

of the NW<sup>4</sup>) of the SE<sup>4</sup> of Section 25, T.4S., R.66E.,  
MDB&M, more particularly described as follows:

Parcel 1,2,3, and 4 of that certain Parcel Map for  
Meadow Valley Properties recorded March 27, 1984 in  
the Office of the County Recorder of Lincoln County,  
Nevada in Book A of Plats, page 228 as File No.  
79735, Lincoln County, Nevada records.

Together with an easement for access and utility  
purposes is described as follows:

Also including a parcel or strip of land forty (40)  
feet in total width being twenty (20) feet on each  
side of the surveyed center line of a road and  
utility easement from State Highway Engineers Station  
421 + 67.07 on the center line of Nevada State  
Highway right of way No. 55 FAS Route 633 (Project S-  
633(1)) to the five acre parcel described in the  
above paragraphs; said center line is more fully  
described as follows:

Beginning at Highway Engineer's Station 421+67.07 on  
the centerline of said Nevada State Highway Right of  
Way;

Thence along the center line of said Road and Utility  
Easement South 66°14' East, a distance of 283.35 feet  
to a point on a tangent curve;

Thence continuing along said easement center line  
being a curve to the right with a radius of 1,000.00  
feet, through an angle of 4°49' and an arc distance  
of 84.07 feet to a point of tangency;

Thence continuing along said center line South 61°24'  
East a distance of 227.15 feet to a point on a  
tangent curve;

Thence continuing along said center line being a  
curve to the right with a radius of 100.0 feet,  
through an arc angle of 50°28'30" an arc distance of  
88.10 feet to a point of tangency;

Thence continuing along said center line South  
10°55'30" East, a distance of 38.44 feet to a point  
on a tangent curve;

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Thence continuing along said center line being a curve to the right with a radius of 50.00 feet, through an angle of 72°45'30" and an arc distance of 63.49 feet to a point of tangency;

Thence continuing along said easement center line South 61°49' West a distance of 150.17 feet;

Except the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records at page 441.

Excepting from the entire of the above described any and all rights of way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co., and its predecessors in interest and to the State of Nevada for highway purposes, which said rights of way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

TOGETHER WITH all tenements, appurtenances, hereditaments, improvements, waters and water rights.

Assessor's Parcel #13-140-08.

Also known as and levied upon under Assessor's Parcel Numbers: 9-012-76, 9-012-77 and 9-012075. (hereinafter sometimes collectively called "Parcel 3" or "APN 13-140-08").

The object of the action is for declaratory judgment and/or to quiet title to the above-described real property in favor of Plaintiff.

The parties to this action are the above-named Plaintiff

///

///

///

///

1 and the above-named Defendants.

2 DATED: This 7<sup>th</sup> day of December, 1998.

3  
4 *[Handwritten Signature]*

5 MICHAEL F. MACKEDON  
6 State Bar #2388  
7 MACKEDON & MCCORMICK  
8 A Professional Corporation  
9 179 South LaVerne Street  
10 Post Office Box 1203  
11 Fallon, Nevada 89407-1203

12 The document to which this certificate is attached is a full, true and correct  
13 copy of the original, on file and of record in the County Clerk's Office, Pledge  
14 Nevada.

15 In witness whereof, I have hereunto set my hand and affixed the Seal of the  
16 Seventh Judicial District Court in and for the County of Lincoln, State of  
17 Nevada, this 7<sup>th</sup> day of Dec 19 98.

18 \_\_\_\_\_  
19 Clerk

20 *[Handwritten Signature]*  
21 Deputy Clerk

22 NO. 111991

23 FILED AND RECORDED AT REQUEST OF  
24 Mackedon & McCormick-Lawyers

25 December 10, 1998

26 AT 10 MINUTES PAST 9 O'CLOCK

27 AM IN BOOK 138 OF OFFICIAL

28 RECORDS PAGE 517 (LINCOLN)

COUNTY, NEVADA

Yuriko Setzer

COUNTY RECORDER

*[Handwritten Signature]* deputy

MACKEDON & MCCORMICK  
A Professional Corporation  
179 S. LaVerne Street  
P.O. Box 1203  
Fallon, NV 89407-1203  
(702) 425-2168