

Official Record

Recording requested By
WATTS CONSTRUCTION

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$44.00 Page 1 of 6
RPTT: Recorded By: AE
Book- 309 Page- 0650



APN: 001-021-04
APN: 003-021-03
APN: 002-212-01

Title of Document

NOTICE OF MECHANIC'S LIEN

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

Doug Watts
Doug Watts, President (signature)

Print Doug Watts

Date 3-27-17

Grantees address and mail tax statement:



APN: 001-021-04
APN: 003-021-03
APN: 002-212-01

WHEN RECORDED, RETURN TO:
Fisher & Hunter, LLC
444 East Tabernacle Bldg. B, Suite 201
St. George, UT 84770

APN: 001-021-04
APN: 003-021-03
APN: 002-212-01

NOTICE OF MECHANIC'S LIEN

NOTICE IS HEREBY GIVEN that Watts Construction, Inc., claims a Mechanic's and Materialmen's lien in the amount of Ninety-One Thousand Five Hundred and Seventy One Dollars and Fifty-One Cents (\$91,571.51) upon that certain real property located in the County of Lincoln, State of Nevada, commonly known as 200 Miller Ln, Caliente, NV 89008, 236 South Fourth St., Panaca, NV 89042, and 206 Hollywood Way #1-13, Pioche, NV 89043, and more particularly described in paragraph 7 (the "Property") of this Notice of Mechanic's Lien. This claim is made pursuant to the laws of the State of Nevada, particularly Chapter 108 of the Nevada Revised Statutes, as amended, for the value of the work, labor, materials and/or services (hereinafter referred to collectively as the "Work") furnished by lien claimant for the improvement of the Property.

Claimant further states:

1. The names of the reputed owners of the Property are Lincoln Senior Housing, LLC and the name of the record owner of the Property is Lincoln Senior Housing, LLC, whose alleged address is 234 Shelter Valley Drive, Kalispell, MT 59901 59904, 4th & H Street Panaca, NV 89042, and 236 South 4th Street, Panaca, Nevada 89042.
2. The name of the person or company by whom lien claimant was employed and/or to whom lien claimant provided materials and/or services for work performed on the Property is Lincoln Senior Housing, LLC.
3. The terms, time given, and conditions of the parties' contract relating to the Work were that the lien claimant would provide materials and labor necessary to renovate and improve the Property. To date, lien claimant has provided labor and materials to the Owner identified in paragraph 2 for work on the Property identified in



Paragraph 7. The total amount of the original contract is \$1,967,074.50. The total amount of all additional or changed work, materials and equipment, if any, is \$157,843.83. The total amount of all payments received to date and applied to the original contract sum and change orders is \$2,026,517.89. Payment was due by the 25th day of each month in which an application for payment was submitted prior to the 10th day of the month.

- 4. Lien claimant's last day of work prior to recording this lien was March 9, 2017.
- 5. The following is a description of the Work performed by lien claimant:

Supplied labor and materials to renovate the buildings on the Property and landscaping. The labor and materials were necessary for the improvement of the Property.

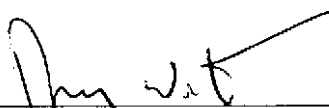
- 6. The Work was furnished to and actually used upon the Property identified in Paragraph 7 in the amount as set forth in paragraph 3; and there is now due and owing to the lien claimant the total sum of, after deducting all just credits and offsets, \$91,571.51, plus interest accruing thereon, and the attorneys' fees and costs incurred in connection herewith as authorized by NRS Chapter 108 and by contract. The Project consisted of three separate locations with multiple buildings at each location with the lien amount apportioned as follows: \$20,870.79 related to APN: 001-021-04; \$36,405.93 related to APN: 003-021-03; and \$34,294.79 related to APN: 002-212-01.
- 7. The description of the Property to be charged with said lien, sufficient for identification, is commonly known as and more particularly described as follows:

See Legal Description set forth in EXHIBIT A, which is attached hereto and incorporated herein.

- 8. Demand for payment was made by lien claimant more than 15 days prior to recording this lien, but only a portion of the amount due and owing has been paid; there are no further offsets to the claim; and the sum of \$91,571.51, plus interest accruing thereon and the attorneys' fees and costs incurred in connection herewith as authorized by NRS Chapter 108 and by contract, is now due and owing to lien claimant on account of the Work.
- 8. Lien claimant claims a lien upon the Property for \$91,571.51, plus interest, costs and attorney's fees as provided by law and by contract.

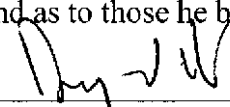
DATED this 27 day of March, 2017.



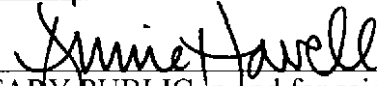
By: 
Doug Watts, President

STATE OF UTAH)
)ss
COUNTY OF WASHINGTON)

Doug Watts, President, being first duly sworn on oath, deposes and states that he is an authorized agent of Watts Construction, Inc., that he has read the above and foregoing Notice of Mechanic's Lien and knows the contents thereof, and that the statements and averments of fact therein contained are true of his own knowledge and belief, except those statements made upon information and belief, and as to those he believes them to be true.


Doug Watts, President

SUBSCRIBED and SWORN to before me
this 27 day of March, 2017.


NOTARY PUBLIC in and for said
County and State.



**EXHIBIT A****APN: 001-021-04**

BEING A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., CITY OF PIOCHE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER SAID SECTION 15; THENCE SOUTH 78°22'50" WEST, 1275.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE HOLLYWOOD WAY (30.00 FEET WIDE) AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 04°10'49" EAST, 395.03 FEET; THENCE CONTINUING ALONG SAID LINE, NORTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 106.63 FEET, THROUGH A CENTRAL ANGLE OF 30°53'41", FOR AN ARC LENGTH OF 57.50 FEET; THENCE NORTH 35°04'29" EAST, ALONG SAID LINE, 196.65 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 58°13'27" EAST, 271.17 FEET; THENCE SOUTH 31°46'33" WEST, 65.60 FEET; THENCE NORTH 58°13'27" WEST 87.55 FEET; THENCE SOUTH 31°46'33" WEST, 536.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.96 ACRES MORE OR LESS AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK D, PAGE 0183, OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

EXCEPTING THEREFROM ALL MINERALS AND MINERAL BEARING ORES LYING BELOW THE HEREINABOVE DESCRIBED REAL PROPERTY, TOGETHER WITH THE RIGHT TO EXTRACT THE SAME, EXCEPT THAT THE RIGHT TO EXTRACT SHALL NOT EXTEND TO THE SURFACE OR TO THE THIRTY (30) FEET IMMEDIATELY UNDERLYING AS DISCLOSED IN GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 16, 1977, IN BOOK 23, PAGE 371 AS INSTRUMENT NO. 61016 OF OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY: ROBERT C. JOHNSON, PLS NO. 10114 HMH SURVEYING INC. 4945 W. PATRICK LANE LAS VEGAS, NV 89118



APN: 003-021-03

A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., IN THE COUNTY OF LINCOLN, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M.; THENCE NORTH 20°03' EAST A DISTANCE OF 454.2 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 51656, BOOK 4, PAGE 305, OF THE LINCOLN COUNTY OFFICIAL RECORDS; THENCE NORTH 75°15' WEST ALONG THE SOUTH BOUNDARY OF SAID PARCEL, A DISTANCE OF 154.0 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 75°15' WEST A DISTANCE OF 468.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 51656, BOOK 4, PAGE 305, LINCOLN COUNTY RECORDS; THENCE NORTH 18°06' EAST ALONG THE WEST BOUNDARY OF SAID PARCEL, A DISTANCE OF 205.00 FEET; THENCE SOUTH 75°15' EAST, A DISTANCE OF 468.00 FEET; THENCE SOUTH 18°06' WEST A DISTANCE OF 205.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 002-212-01

LOT ONE (1) IN BLOCK THIRTY-THREE (33) IN THE TOWN OF PANACA, AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.