

APN 013-041-02

APN _____

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

NOTICE OF LIEN

Title of Document

Affirmation Statement

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)

Sabrina Grindle Raetz, Dep. AG
Signature Title

Sabrina Grindle Raetz, Deputy Attorney General
Print

7/9/2019

Date

RETURN RECORDED DOCUMENT TO:
Sabrina Grindle Raetz, Deputy Attorney General
555 E. Washington Avenue, Ste. 3900
Las Vegas, NV 89101

NOTICE OF LIEN

TO: Estate of FRANK STEVENS

PLEASE TAKE NOTICE THAT the State of Nevada, Department of Health & Human Services, Division of Health Care Financing and Policy, an agency of the State of Nevada, whose central office is 1100 East William Street, Suite 109, Carson City, Nevada 89701, by and through its counsel, Aaron D. Ford, Attorney General, and Sabrina Grindle Raetz, Deputy Attorney General, claims a lien pursuant to the provisions of NRS 422.29306 and NRS 422.054 and the Agreement and Lien (Exhibit A) upon the property commonly known as 4871 Blue Desert Trail, Caliente, Nevada 89008 in Lincoln County with the following legal description:

HIGHLAND KNOLLS LOT 2
LINCOLN COUNTY
SECTION 3 TOWNSHIP 03S RANGE 67E
APN: 013-041-02.

The lien is placed for reimbursement of Medicaid benefits paid on behalf of FRANK STEVENS against a fifty percent (50%) interest in the subject property in the amount of ***sixty-four thousand one hundred four dollars and eighty cents (\$64,104.80)*** to be paid to Nevada State Division of Health Care Financing and Policy upon sale or transfer of the property.

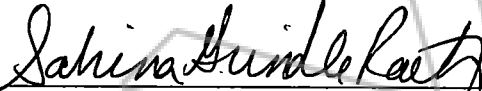
However, pursuant to State and Federal law, the State may only recover on such a lien at a time when there is no surviving spouse, child(ren) under 21, or blind and/or disabled children of any age, if any. Additionally, the State must release its lien if the surviving spouse, child under 21 or disabled child, if any, seeks to engage in a bona fide sale or financial transaction involving the home. The object of the pending lien action is to secure the State's interest in the property and also allow the survivors to enjoy and benefit from their interest in and use of the property.

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Upon any financial transaction involving the subject property, please contact the State of Nevada, Division of Health Care Financing and Policy, or, the Attorney General's Office.

DATED this 9th day of July, 2019.

AARON D. FORD
Attorney General

By: 

SABRINA GRINDLE RAETZ
Deputy Attorney General
Nevada Bar No. 6464
P: (702) 486-3083
F: (702) 486-3871
Attorneys for State of Nevada,
Division of Health Care Financing
and Policy

Attachment

Re: FRANK STEVENS, deceased

When recorded please return to:
SABRINA GRINDLE RAETZ
Deputy Attorney General
555 East Washington Ave., Suite 3900
Las Vegas, Nevada 89101

COPY

EXHIBIT A

Please contact the Nevada Division of Health Care Financing and Policy or the Nevada Attorney General's office for payoff instructions

AGREEMENT AND LIEN

PATRICIA STEVENS, surviving spouse of **FRANK STEVENS**, hereby agrees with Nevada's Department of Health and Human Services, Division of Health Care Financing and Policy ("DHCFP") as follows:

As of 08/15/2018, **FRANK STEVENS** received Medicaid benefits from the DHCFP in the amount of **\$64,104.80**;

At the time of death, **FRANK STEVENS** was the owner of real property. The real property is commonly referred to as **4871 BLUE DESERT TRAIL, CALIENTE NV 89008** and is more particularly described as:

APN# - 013-041-02
LEGAL DESCRIPTION:
HIGHLAND KNOLLS LOT 2
LINCOLN COUNTY
SECTION 3 TOWNSHIP 03S RANGE 67E

FRANK STEVENS owned the property in joint tenancy with spouse, **PATRICIA STEVENS** and therefore, **FRANK STEVENS** owned a **one-half (1/2) interest** in the subject real property at the time of death;

Nevada Revised Statutes 422.29302, 422.29306 and 422.054 provide authority for the DHCFP to have a statutory claim against the estate of a deceased Medicaid recipient and to impose a lien against real property or personal property in a Medicaid recipient's estate, including property that was held jointly with others and/or property held in a living trust;

However, DHCFP cannot recover Medicaid benefits if the Medicaid recipient has a surviving spouse, a disabled child, or a minor child. NRS 422.29302(2). Should **PATRICIA STEVENS** and/or her legal representative decide to sell the property for fair market value or refinance the property, DHCFP will release its lien and/or subordinate its lien so that the proceeds of the sale or refinancing can be used to provide for the care and benefit of **PATRICIA STEVENS**. The net proceeds from the sale or refinancing of the real property shall not be transferred or gifted to a third party. It is the intention of the parties that these funds be utilized only for the care and benefit of **PATRICIA STEVENS**.

If there is no longer a surviving spouse, disabled child and/or a minor child, DHCFP shall be entitled to recover a sum equal to **\$64,104.80** or one-half of the value of the property, whichever amount is less. The estate value of the subject property is determined at the time of sale;

Upon signing this agreement, **PATRICIA STEVENS**, surviving spouse of **FRANK STEVENS** understands, consents and agrees that DHCFP will record a lien totaling **\$64,104.80** against a one-half (1/2) interest in the property located at **4871 BLUE DESERT TRAIL, CALIENTE NV 89008**;

The recording of this lien does not prevent **PATRICIA STEVENS** from continuing to live at the property and it does not require that the property be sold. **PATRICIA STEVENS** further understands that the lien does not prevent him/her from selling the home for fair market value, applying for a home equity loan, reverse mortgage or any other bona fide financial transaction concerning the property.

Patricia Stevens

Signature

June 19, 2019
Date

Printed name and address:

PATRICIA STEVENS

PO BOX 236 CALIENTE, NV 89008

State of Nevada

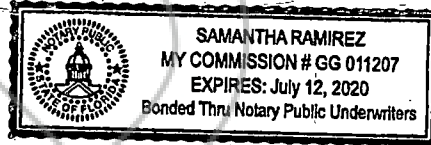
FLORIDA 

County of

BROWARD

Subscribed and Sworn to before me this

19th day of *June*, 20*19*



By:

PATRICIA L. STEVENS

NOTARY

[Signature]

SAMANTHA RAMIREZ
NOTARY Printed Name

Division of Health Care Financing and Policy Representative

Signature, agent for DHCFP

LeShawn Parra

Date

6.28.19

Printed Name: LeShawn Parra

1100 E. WILLIAM STREET, SUITE 109, CARSON CITY, NV 89701

State of Nevada,

County of Carson

Subscribed and Sworn to before me this

28 day of *June*, 20*19*

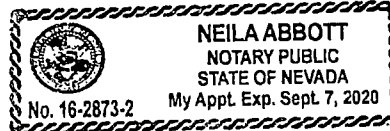
By: LeShawn Parra

Neila Abbott

NOTARY

NOTARY Printed Name

Neila Abbott



OFFICE OF THE ATTORNEY GENERAL
STATE OF MARYLAND
JUN 25 2019
DHCFC

COPY

RECEIVED
JUN 25 2019
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MEDICAID ESTATE RECOVERY

[Faint handwritten notes and signatures]