

APN 002-182-03  
APN 012-200-12

APN \_\_\_\_\_



OFFICIAL RECORD  
AMY ELMER, RECORDER

**NOTICE OF PENDENCY OF ACTION TO QUIET TITLE (LIS PENDENS)**

**Title of Document**

**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)

April R. Bradshaw, ATTY FOR MICHAEL & MARY ELLEN PHILLIPS  
Signature Title

APRIL R. BRADSHAW  
Print

10th day of December, 2020  
Date

**Grantees address and mail tax statement:**  
Michael D. and Mary Ellen Phillips  
7470 Lansing Street  
Las Vegas, Nevada 89120

NRS 239B.030 Recorded, filed or otherwise submitted documents.

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

\*\*\*\*\*

MICHAEL D. PHILLIPS, an individual;  
MARY ELLEN PHILLIPS, an individual;  
and MICHAEL D. PHILLIPS and MARY  
ELLEN PHILLIPS, as Trustees of the  
MICHAEL D. AND MARY ELLEN  
PHILLIPS TRUST,

Plaintiff,

vs.

BARBARA PHILLIPS TODD, an  
individual; DONALD PHILLIPS TODD, an  
individual; BARBARA COWART  
HARTLEY, an individual; WENDALL L.  
COWART, an individual; and DOES I  
through X; together with each and every one  
of the above-named Defendants; also all  
other persons or entities unknown claiming  
any right, title estate, lien, or interest in the  
real property described in the complaint  
adverse to Plaintiffs' ownership, or any cloud  
upon Plaintiffs' title thereto,

Defendants.

**NOTICE OF PENDENCY OF ACTION  
TO QUIET TITLE  
(LIS PENDENS)**

CASE NO.: CV 1204420

NOTICE IS HEREBY GIVEN that an action has been commenced in the Seventh Judicial District of the State of Nevada, in and for the County of Lincoln, by the above-named Plaintiffs against the above-named Defendants, to quiet title to the premises and real estate in the Complaint in the said action, and to determine all and every claim, estate or interest therein of said Defendants,

or either or any of them, adverse to said Plaintiffs. The premises affected by this suit are situated in the County of Lincoln, State of Nevada, and are more fully described as follows:

**PARCEL 1**

THE NORTH HALF LOT 3 IN BLOCK 34 IN THE TOWN OF PANACA, AS SHOWN ON THE OFFICIAL MAP THEREOF RECORDED MARH 6, 1922, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 34, LINCOLN COUNTY NEVADA RECORDS.

ASSESSOR'S PARCEL NUMBER FOR 2020-2021: 002-182-03

**PARCEL 2**

TOWNSHIP 2 SOUTH RANGE 68 EAST M.D.B.&M.  
SECTION 17: NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼)

ASSESSOR'S PARCEL NUMBER FOR 2020-2021: 012-200-12

DATED this 10th day of December, 2020.

BRADSHAW LAW GROUP



APRIL R. BRADSHAW, ESQ.

Nevada Bar No. 11963

100 Depot Avenue, Room 12

P.O. Box 282

Caliente, Nevada 89008

Phone: (775) 726-3057

Fax: (775) 726-3058

[april@bradshawlawgroup.net](mailto:april@bradshawlawgroup.net)

*Attorney for Plaintiffs, Michael D. Phillips,  
Mary Ellen Phillips, and the Michael D. and  
Mary Ellen Phillips Trust*