

Steven D. Grierson

1 LIS
2 LINDSEY LICARI
3 9564 SCORPION TRACK CT
4 LAS VEGAS, NV 89178
5 702-577-6657
6 PLAINTIFF, LINDSEY LICARI IN
7 PROPER PERSON

8 IN THE DISTRICT COURT OF NEVADA
9 IN AND FOR THE COUNTY OF CLARK COUNTY
10 LINDSEY LICARI, an individual

Case No: A-20-808737-C

11 Plaintiff(s),

Dept No: 11

12 vs.
13 NIKKI SIKALIS BOTT, an individual;
14 NATIONAL TITLE COMPANY; a Nevada
15 Corporation; DOES I through X and ROE
16 CORPORATIONS I through X, inclusive

NOTICE OF LIS PENDENS

17 Defendant(s).

18 NOTICE IS HEREBY GIVEN

19 1. That an action has been commenced in the above entitled court by the above-named
20 plaintiff(s) against the above-named Defendant(s), which action is pending.

21 2. The object of this action and the relief demanded is:

22 For declaratory and injunction relief to quiet title and to establish and determine the claims of
23 the Plaintiff regarding the ownership of the subject real property.
24
25
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27
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1 3. That the property affected by this action is located in Clark County, Nevada

2 Described as follows:

3 All the certain real property situate in the county of Clark, State of Nevada Parcel One (1)
4 Lot Seventy Six (76) in Block Five (5) of SOUTH MOUNTAIN LOT "B", as shown by
5 map thereof on file in Book 123 of Plats, Page 55, in the Office of the County Recorder of
6 Clark County, Nevada. Parcel Two (2) A non-exclusive easement for ingress, egress, use,
7 enjoyment and public utility purposes, on, over and across the private streets and common
8 areas on the map referenced hereinabove, which easement is appurtenant to Parcel One (1).
9 Recorded in the Office Clark County Recorder, State of Nevada January 19, 2018 as
10 Inst. # 20180119-0001325 commonly known as: 9564 Scorpion Track Ct. Las Vegas, NV
11 89178

12 Assessors Parcel No.: 176-20-413-076

13
14
15
16 AFFIRMATION

17 Pursuant to NRS 239B.030, I hereby certify the foregoing document does not contain the
18 Social Security number of any person.

19
20 Dated this 2 day of AUGUST, 2020.

21 Respectfully Submitted

22 By: Lindsey Licari

23 LINDSEY LICARI
24 9564 SCORPION TRACK CT
25 LAS VEGAS, NV 89178
26 702-577-6657
27 LINDSEYLICARI14@AOL.COM
28

Exhibit A

Exhibit 1: Handwriting Expert Confirming Forgery

Exhibit 2: Nevada Secretary of State Findings

Exhibit 3: Proof Escrow Agent Nikki Bott Notarized her own File Forging Ms. Licari's name

Exhibit 4: Forged Quit Claim Deed

Exhibit 5: Deed of Trust with different Notary

Exhibit 6: Proof Ms. Licari was not at Closing

Exhibit 7: Gift Letters executed with belief Ms. Licari and Mr. Antee would be on Title.

Exhibit 8: Realtor Linda Naw confirming both will be on Title as a married couple.

Exhibit 9: Proof Ms. Licari canceled the purchase

Exhibit 10: Retainer for Jennings and Fulton and proof of payments for malpractice

Exhibit 11: Nevada Bar Complaint for Legal Malpractice

Exhibit 12: Ms. Licari was issued her ID with new Married name 12/26/2017 a month prior to the forgery

CERTIFICATE OF SERVICE

Pursuant to N.R.C.P. 5(b), I hereby certify I am PLAINTIFF In Proper Person, LINDSEY LICARI and that on the 3th day of August, 2020, I caused a true and correct copy of the foregoing NOTICE OF LIS PENDENS to be served as follows:

_____ by depositing in the United States Mail, first-class postage prepaid, at Las Vegas, Nevada, enclosed in a sealed envelope; or

_____ by facsimile transmission, pursuant to E.D.C.R. 7.26, as indicated below; or

 X by electronic service, pursuant to N.E.F.C.R. 9 and Administrative Order 14-2, as indicated below:

Lipson Neilson P.C
JOSEPH P. GARIN, ESQ
Nevada Bar No. 6653
ANGELA T. NAKAMURA OCHOA, ESQ.
Nevada Bar No. 10164
9900 COVINGTON CROSS DRIVE, SUITE 120
LAS VEGAS, NV 89144
(702) 382-1500
JGARIN@LIPSONNEILSON.COM
AHOCHOA@LIPSONNEILSON.COM
Attorneys for Defendant(S)

LINDSEY LICARI

LINDSEY LICARI

9564 SCORPION TRACK CT

LAS VEGAS, NV 89178

Exhibit 1

Handwriting Expert, LLC
Curt Baggett

Expert Document Examiner
908 Audelia Road, Suite 200-245
Richardson, Texas 75081
Phone: 972.644.0285
Fax: 972.644.5233
cbhandwriting@gmail.com
www.ExpertDocumentExaminer.com

Questioned Document Examiner Letter

Subject: Lindsey Licari
Date: May 30, 2020

I have examined five (5) documents with the six (6) known signatures of Lindsey Licari. For the purpose of this examination I have labeled these exhibits 'K1' through 'K5'.

Today I have compared the signatures of Lindsey Licari on the 'K' documents to the Lindsey Licari signature on the questioned document, identified herein as 'Q1', to determine if the author of the Lindsey Licari signature on the 'K' documents was the same person who authored the name of Lindsey Licari on the questioned document: **GRANT, BARGAIN, SALE DEED in the State of Nevada, County of Clark, Escrow No. 17009321-003-NB1, dated January 17, 2018** and purportedly signed by Lindsey Licari.

An examination of handwriting includes establishing patterns of writing habits to help identify the author. Handwriting is formed by repeated habits of writing by the author, which are created by neuro-pathways established in the brain. These neuro-pathways control muscular and nerve movement for writing, whether the writing done is by the hand, foot or mouth.

In support of my opinion, I have included an excerpt from *Handwriting Identification, Facts and Fundamentals* by Roy A. Huber and A.M. Headrick (CRC Press LLC, 1999, pp 50-51) wherein the leading forefathers of document examination in the USA agree that one significant difference in the fundamental structure of a writing compared to another is enough to preclude common authorship:

[Ordway] Hilton stated: "It is basic axiom of identification in document problems that a limited number of basic differences, even in the face of numerous strong similarities, are controlling and accurately establish nonidentity."

[Wilson R.] Harrison made similar comments: "...the fundamental rule which admits of no exception when handwritings are being compared...is simple – whatever features two specimens of handwriting may have in common, they cannot be considered to be of common authorship if they display but a single consistent dissimilarity in any feature which is fundamental to the structure of the handwriting, and whose presence is not capable of reasonable explanation."

[James V.P.] Conway expressed the same theme when he wrote: "A series of fundamental agreements in identifying individualities is requisite to the conclusion that two writings were authored by the same person, whereas a single fundamental difference in an identifying individuality between two writings precludes the conclusion that they were executed by the same person."

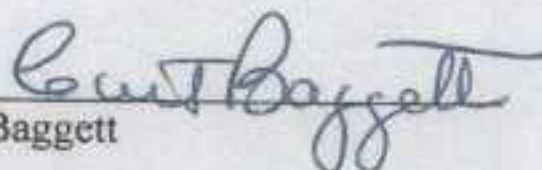
and finally,

[Albert S.] Osborn and others have generally agreed that despite numerous similarities in two sets of writings, a conclusion of identify cannot be made if there is one or more differences in fundamental features of the writings.

Based upon thorough analysis of these items, and from an application of accepted forensic document examination tools, principles and techniques, it is my professional expert opinion that **a different person authored the name of Lindsey Licari on the questioned document. Someone did indeed forge the signature of Lindsey Licari on the questioned document, 'Q1'.**

I am willing to testify to this fact in a court of law and I will provide exhibits to the Court showing that I had sufficient data and that my opinion is correct. My Curriculum Vitae is attached and incorporated herein by reference.

Respectfully submitted,


Curt Baggett

The above Letter of Opinion was sworn and subscribed before me by Curt Baggett this 30th day of May, 2020.

State of Texas

County of Dallas

§
§
§
§


Notary Public - State of Texas



Inst #: 20180119-0001324

Fees: \$40.00

RPTT: \$0.00 Ex #: 006

01/19/2018 12:06:10 PM

Receipt #: 3301102

Requestor:

NATIONAL TITLE COMPANY

Recorded By: OSA Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

A.P.N. #	176-20-413-076
Escrow No.	17009321-003-NB1
R.P.T.T.	Exempt #5
Recording Requested By:	
National Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Bobby Dee Anteo	
9564 Scorpion Tract Ct	
Las Vegas, NV 89178	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged,

Lindsey Licari spouse of grantee

does hereby Grant, Bargain, Sell and Convey to

Bobby Dee Anteo a married man as his sole and separate property

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

FOR LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

The undersigned, by his/her execution of this Deed, does hereby acknowledge and agree that he/she shall forever relinquish any and all rights, title and interest he/she may have had in and to the subject property by means of Community Property Law.

See page 2 for signatures of Grantor(s) and Notary Acknowledgment

1-17-18
QDE
Exhibit
Q1

QCDSR (DSI Rev. 07/24/14)

R-4X

Escrow No. 17009321-003-NH1
Grant, Bargain, Sale Deed...Continued

Dated this 17 day of January, 2018

Lindsey Licari
Lindsey Licari

← Q1

State of Nevada

County of Clark

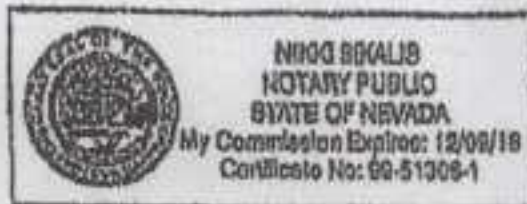
This instrument was acknowledged before me on

1/17/18

by: Lindsey Licari

Signature:

Mu Sato
Notary Public



Questioned
Signature
Page

1-17-18
QDE
Exhibit
Q1

QCDSF (DSI Rev. 07/24/14)

R-49

12. Tax Deduction. (☒ check all that apply)

- ☒ The Plaintiff should claim the following children as dependents for tax purposes every year: (insert child(ren)'s names): Arden Satoshi Brown
- ☐ The Defendant should claim the following children as dependents for tax purposes every year: (insert child(ren)'s names): _____
- ☐ The tax deduction should alternate, with Plaintiff claiming the child(ren) in (☒ check one) ☐ even / ☐ odd years, and Defendant claiming the child(ren) the other years.
- ☐ The tax deduction should be allocated per federal law.

13. Birth Certificate / Name Change. (☒ check all that apply)

- ☒ The child's birth certificate should not be changed.
- ☐ The child's birth certificate should be changed to state that (name) _____ is the father of the child.
- ☐ The child's name should be changed to (name) _____

Plaintiff requests:

1. That the Court grant the relief requested in this Complaint; and
2. For such other relief as the Court finds to be just and proper.

DATED this (day) 29 day of (month) January, 2015. K1A 2

Submitted By: (your signature) Lindsey L. Liu
(print your name) LINDSEY L. LIU

VERIFICATION

Under penalty of perjury, I declare that I am the Plaintiff in the above-entitled action; that I have read the foregoing Complaint and know the contents thereof; that the pleading is true of my own knowledge, except for those matters therein contained stated upon information and belief, and that as to those matters, I believe them to be true.

I declare under penalty of perjury under the law of the State of Nevada that the foregoing is true and correct.

DATED this (day) 29 day of (month) January, 2015. K1B 2

Submitted By: (your signature) Lindsey L. Liu
(print your name) LINDSEY L. LIU

1-29-15 QDE Exhibit K1A + K1B

1 2. Molesting, harassing, stalking, disturbing the peace of or committing an assault or
2 battery on the person of the other party or any child, step-child or any other relative of the
3 parties.

4 3. Removing any child of the parties then residing in the State of Nevada with an intent
5 or effect to deprive the court of jurisdiction as to the child without the prior written
6 consent of all the parties or the permission of the court.

7
8 STEVEN D. GRIERSON
CLERK OF THE COURT

9
10 By: Diane Ford JAN 29 2015
Deputy Clerk DISTRICT COURT (Date)

11 DIANE FORD

12 Family Court and Services Center
601 North Pecos Road
13 Las Vegas, Nevada 89101

14 Regional Justice Center
200 Lewis Street
15 Las Vegas, Nevada 89101

16 Submitted By:

17 Dundrey Luceri
18 Signature

← K2

1-29-15
QDE
Exhibit
K2

Reservation Date: Monday, January 26, 2015

12:00

Reservation Information For: Lindsey Licari

The management at Ovation would like to extend a warm welcome to you.
You will find the following information helpful in expediting your move.

Your new address will be 1350 W. Horizon Ridge Pkwy 1121 , Bldg # 11 Henderson, NV 89012

Move in date:	<u>1/27/2015</u>	Base Rent:	<u>\$1,109.00</u>
Lease end date:	<u>4/21/2016</u>	Pet Rent:	<u>N/A</u>
Floor Plan:	<u>3U</u>	Utilities:	<u>\$57.00</u>
Parking Space:	<u>123</u>	Garage	<u>N/A</u>
Garage#:	<u>N/A</u>	Total Each Month:	<u>\$ 1,166.00</u>
Carpet Color:	<u>N/A</u>		
Floor Level	<u>upstairs</u>		

For your home you will need the following numbers:
Nevada Power: 402-5555
Southwest Gas: (877) 860-6020
Cox Cable: 979-6300
Telephone, Internet & Cable!!!!

Application Fee (Non Refundable)	
Redecoration/Holding Fee (Non Refundable)	
Security Deposit (Refundable)	
Ovation Waiver Fee (Non Refundable)	
Pet Fee \$350.00 small or \$450.00 large (Non Refundable)	
Rent Due: From: <u>1/27</u> To: <u>1/31</u>	
Rent Due: next month February	
Pet Rent: From: To:	
Gate / Garage Remote Deposit(s) (Refundable):	
Utility Charge From: <u>27-Jan</u> To: <u>28-Feb</u>	

Received:	Due:
\$ 50.00	
\$ 350.00	<u>N/A</u>
\$ -	<u>N/A</u>
\$ -	<u>\$ 300.00</u>
\$ -	<u>N/A</u>
\$ -	<u>\$ 179.00</u>
\$ -	<u>\$ 1,109.00</u>
\$ -	<u>N/A</u>
\$ -	<u>\$ 35.00</u>
\$ -	<u>\$ 66.00</u>
\$ -	
Amount Received	<u>\$ 400.00</u>

Total Due Upon Move-In: (Cashiers Check or Money Order)
Optional Payment: → Credit Card Payment

Total Move In Costs:
1. \$ \$ 1,689.00
2. \$ \$ 1,740.25

Payment upon move-in must be in one of the following forms: Cashiers Check or Money Order
Utilities (NVEnergy, SouthWestGas) must be put in resident name prior to move-in.
Resident is responsible for payment of utilities with rent as stated in lease.
All responsible parties must sign all applicable documents prior to keys being released.
I Understand the Redecoration Fee and Application fee is non-refundable

All applications are subject to management approval OAC. In the event that we are unable to approve your application, your redecorating/holding fee will be refunded, excluding the application fee. Should you choose to cancel your reservation, your redecorating/holding fee will only be refunded if cancellation is made within 24 hours of your reservation date.

Agent for Ovation Property Management

Manager's Signature

Applicant

Applicant

(PA)
LAS VEGAS METROPOLITAN POLICE DEPARTMENT
VOLUNTARY STATEMENT

Event # 131128 - 2644

THIS PORTION TO BE COMPLETED BY OFFICER

Specific Crime <u>BURGLARY</u>	Date Occurred <u>11/28/13</u>	Time Occurred <u>2:22</u>
Location of Occurrence <u>3132 N. Jones Blvd #2/105 LN 8908</u>	Sector/Beat <u>W14</u>	City <input checked="" type="checkbox"/> City <input type="checkbox"/> County

Your Name (Last / First / Middle) <u>LICAR Lindsey S</u>								Date of Birth <u>7/4/88</u>		Social Security #	
Race <u>Blk</u>	Sex <u>F</u>	Height <u>5'11</u>	Weight <u>155</u>	Hair <u>Brown</u>	Eyes <u>Brown</u>	Work Sched. (Hours) <u>Vary</u>	(Days Off) <u>Vary</u>	Business / School <u>Palace Station</u>			
Residence Address: (Number & Street) <u>3132 N Jones #105</u>				Bldg./Apt.# City <u>11V</u>		State Zip Code <u>NV 89108</u>		Res. Phone: <u>776-8371</u>			
Bus. (Local) Address: (Number & Street)				Bldg./Apt.# City		State Zip Code		Bus. Phone:			
Best place to contact you during the day						Best time to contact you during the day			Can You Identify <input type="checkbox"/> Yes the Suspect? <input checked="" type="checkbox"/> No		

DETAILS I came home from work at 4pm everything was fine I left my house at 5 and returned at 8. When I opened the door the alarm system was on the floor. I went back outside and called 911. I waited outside until the police came. I am missing a Samsung tablet, a Mac laptop, a mini ipad, a diamond bracelet. Two Maroda watches. Seven diamond rings, three pairs of diamond earrings. Tiffany bracelet. A gold charm bracelet, a gold watch. A large white diamond ring a heart diamond ring diamond heart necklace with 9kt. I had 20K worth of jewelry and diamonds, watches.

The Use of this information of this Record is regulated by Law. Secondary Dissemination of any kind is Prohibited and creates the offender to Criminal and Civil Liability.
This information Released To:
Licari L.
By: ALVORKE Date: 2/4/15
Las Vegas Metro Police Dept.

11-28-13 QDE
Exhibit K4

I HAVE READ THIS STATEMENT AND I AFFIRM TO THE TRUTH AND ACCURACY OF THE FACTS CONTAINED HEREIN. THIS STATEMENT WAS COMPLETED AT (LOCATION) S/A

ON THE 28th DAY OF Nov AT 2013 (AM/PM) PM

Witness/Officer:

Witness/Officer:

LVMPD 85 (REV. 8-08)

Paul [Signature]
(PRINTED)
PH 8225

[Signature]
SIGNATURE OF PERSON GIVING STATEMENT

098
Declaration Control Number (DCN)

00 - 334794 - 00034 - 5

DO NOT MAIL THIS FORM TO FTB

Date Accepted

TAXABLE YEAR

2004 California e-file Return Authorization

FORM

8453

Your first name and initial

LINDSEY S LICARI

Last name

Your SSN or ITIN

If joint return, spouse's first name and initial

Last name

Spouse's SSN or ITIN

Present home address - number and street, PO Box, or rural route

10694 COURT ST APT 2

Apt. no.

PMB no.

Daytime telephone number

714-995-4323

City, town or post office, state, and ZIP Code

STANTON CA 90680-

Part I Tax Return Information (whole dollars only)

1 Refund or No Amount Due. (Form 540, line 68; Form 540 2EZ, line 24; Long Form 540NR, line 74; or Short Form 540NR, line 7A) 1

2 Amount you owe. (Form 540, line 70; Form 540 2EZ, line 25; Long Form 540NR, line 78; or Short Form 540NR, line 75) 2 20.

Part II Settle Your Account Electronically

3 Direct Deposit of Refund

4 Electronic Funds Withdrawal 4a Amount

4b Withdrawal Date (MM/DD/YYYY)

Part III Make Estimated Tax Payments for Taxable Year 2005 These are not installment payments for the current amount you owe.

	First Payment Due 4/15/05	Second Payment Due 6/15/05	Third Payment Due 9/15/05	Fourth Payment Due 1/17/06
5 Amount				
6 Withdrawal date				

Part IV Banking Information (Have you verified your banking information? Incorrect information causes delays, which may cause penalties and interest.)

7 Routing number

8 Account number

9 Type of account:

☐ Checking

☐ Savings

Part V Declaration of Taxpayer(s)

I authorize my account to be settled as designated in Part II. I further authorize my estimated tax payments be withdrawn by electronic funds withdrawal as designated in Part III. I understand that the banking information I provided in Part IV will be used to complete any transactions designated in Part II or Part III. If I have filed a joint return, this is an irrevocable appointment of the other spouse as an agent to receive the refund or authorize an electronic funds withdrawal. Under penalties of perjury, I declare that the information I provided to my Electronic Return Originator (ERO), Transmitter, or Intermediate Service Provider, including my name, address and social security number (SSN) or individual taxpayer identification number (ITIN), the amounts shown in Part I above, and the banking information shown in Parts II-IV above, agrees with the information and amounts shown on the corresponding lines of my 2004 California income tax return. To the best of my knowledge and belief, my return is true, correct, and complete. If I am filing a balance due return, I understand that if the Franchise Tax Board (FTB) does not receive full and timely payment of my tax liability, I remain liable for the tax liability and all applicable interest and penalties. I authorize my return and accompanying schedules and statements to be transmitted to the FTB by my ERO, Transmitter, or Intermediate Service Provider. If the processing of my return or refund is delayed, I authorize the FTB to disclose to my ERO, Transmitter, or Intermediate Service Provider, and/or the Transmitter the reason(s) for the delay or the date when the refund was sent.

Sign Here

Lindsey Licari
Your signature

Date

K5
Spouse's signature. If filing jointly, both must sign.

Date

For Privacy Act Notice, get form FTB 1131

It is unlawful to forge a spouse's signature.

Part VI Declaration of Electronic Return Originator (ERO) and Paid Preparer. See instructions.

I declare that I have reviewed the above taxpayer's return and that the entries on form FTB 8453 are complete and correct to the best of my knowledge. (If I am only an Intermediate Service Provider, I understand that I am not responsible for reviewing the taxpayer's return. I declare, however, that form FTB 8453 accurately reflects the data on the return.) I have obtained the taxpayer's signature on form FTB 8453 before transmitting this return to the FTB; I have provided the taxpayer with a copy of all forms and information that I will file with the FTB, and I have followed all other requirements described in FTB Pub. 1345, 2004 e-file Handbook for Authorized e-file Providers and in FTB Pub. 1345A, 2004 e-file Handbook Supplement. I will keep form FTB 8453 on file for four years from the due date of the return or four years from the date the return is filed, whichever is later, and I will make a copy available to the FTB upon request. If I am also the paid preparer, under penalties of perjury, I declare that I have examined the above taxpayer's return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I make this declaration based on all information of which I have knowledge.

ERO Must Sign	ERO's signature	Date	Check if also paid preparer	Check if self-employed	ERO's SSN/PTIN
	<i>[Signature]</i>	01/19/2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>	P00432527
	Firm's name (or yours if self-employed) and address	RAPID TAX 2622 W LINCOLN AVE SUITE 109 ANAHEIM CA			FEIN 47-0852021
					ZIP Code 92801-

Under penalties of perjury, I declare that I have examined the above taxpayer's return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I make this declaration based on all information of which I have knowledge.

Paid Preparer Must Sign	Paid preparer's signature	Date	Check if self-employed	Paid preparer's SSN/PTIN
	<i>[Signature]</i>		<input type="checkbox"/>	P00432527
	Firm's name (or yours if self-employed) and address	RAPID TAX 2622 W LINCOLN AVE SUITE 109 ANAHEIM CA		
		FEIN 47-0852021 ZIP Code 92801-		

For Privacy Act Notice, get form FTB 1131.

1-19-05 QDE Exhibit K5

FTB 8453 C2 (2004)

Exhibit 2

12-9-18



BARBARA K. CEGAVSKE
Secretary of State
101 North Carson Street, Suite 3
Carson City, Nevada 89701-3714
(775) 684-5708
Website: www.nvsos.gov

Application for Appointment as a Notary Public

☒ Resident
☐ Non-Resident
☒ Renewal

ABOVE SPACE IS FOR OFFICE USE ONLY

Signature Instructions: Include your full last name and your original signature. Use this signature on all notarial acts.
I enclose the payment in the amount of \$35.00 payable to the Secretary of State. I understand this fee is a non-refundable processing fee. I declare under penalty of perjury that information provided on this form is true and correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X

Applicant Signature

Nikki Sikalis

Print your name exactly as you want your name to appear on the appointment

PERSONAL INFORMATION

1. Legal Name of Applicant:

First: Nikki Middle: Last: Sikalis Suffix:

2. Mailing Address in Nevada*: If P.O. Box, section 3 MUST be completed

Street Address or P.O. Box: 8915 S. Pecos Rd. Suite 20A City: Henderson Nevada: 89074 Zip Code

*NOTE: If mailing address is the employer address, section 10 MUST be completed.

3. Residence Address:

Street Address: 54 Precipice Ct. City: Henderson State: NV Zip Code: 89002

4. Daytime Telephone: (Include Area Code) 702-331-6900 ☒ Work ☐ Home ☐ Cell

5. Date of Birth: 03/27/1974 (mm/dd/yyyy) 6. Mother's Maiden Name: Sutherland

7. Email Address: nikki.bott@stewart.com 8. Non-Resident State: (if applicable)

GENERAL INFORMATION

9. Is this a requirement of your employment? Yes - provide employer information in section 10. ☒ Yes ☐ No

10. Employer Name: Stewart Title Company Telephone: (Include Area Code) 702
Street Address or P.O. Box: 8915 S. Pecos Rd. Suite 20A City: Henderson Nevada: 89074 Zip Code

11. County where Bond is filed pursuant to NRS 240.030(1)d: Clark County
The above county is: ☒ a) County of residence ☐ b) County of employment of non-resident*
*Non-resident applicants must submit appropriate affidavits with this form

QUALIFYING QUESTIONS

12. Are you a United States Citizen? Yes - go to question 14 No - MUST complete question 13 ☒ Yes ☐ No

13. If not a U.S. Citizen, are you lawfully admitted for permanent residence?
Yes - complete document verification request and submit with application Alien Registration Number: ☐ Yes ☐ No

14. Have you ever had an appointment as a notary public revoked or suspended in this state or any other state or territory of the U.S.? ☐ Yes ☒ No

15. Have you ever been convicted of a crime of moral turpitude? Yes - documentation proving that your civil rights have been restored MUST be attached or your application will be rejected ☐ Yes ☒ No

16. Have you ever been a Nevada Notary? Yes - complete a) and b) ☒ Yes ☐ No
a) Notary Number: 99-51306-1 b) Expiration Date: 12/9/18

17. Have you enrolled in and successfully completed the MANDATORY Notary Training online course of study pursuant to NRS 240.018? Yes - complete a), b) and attach evidence of class attendance ☒ Yes ☐ No
a) Class Date: 10/10/2018 (mm/dd/yyyy) b) Class Time: 11:55am

220-1211810227



Office of the County Clerk

Lynn Marie Goya
County Clerk
Commissioner of Civil Marriages

Jim Pierce
Assistant County Clerk

FILING NOTICE

State of Nevada }
County of Clark } SS:

Pursuant to the requirements of NRS 240.030, I do hereby certify to the Secretary of State that

NIKKI SIKALIS

has filed the following documents in the Office of the County Clerk in order to obtain an appointment as a **Notary Public** in and for the State of Nevada:



Oath of Office taken on: November 14, 2018



Bond, if required. Effective date: December 09, 2018

In witness whereof I have hereunto set my hand this 16th day of November, 2018

LYNN MARIE GOYA
COUNTY CLERK

BY:

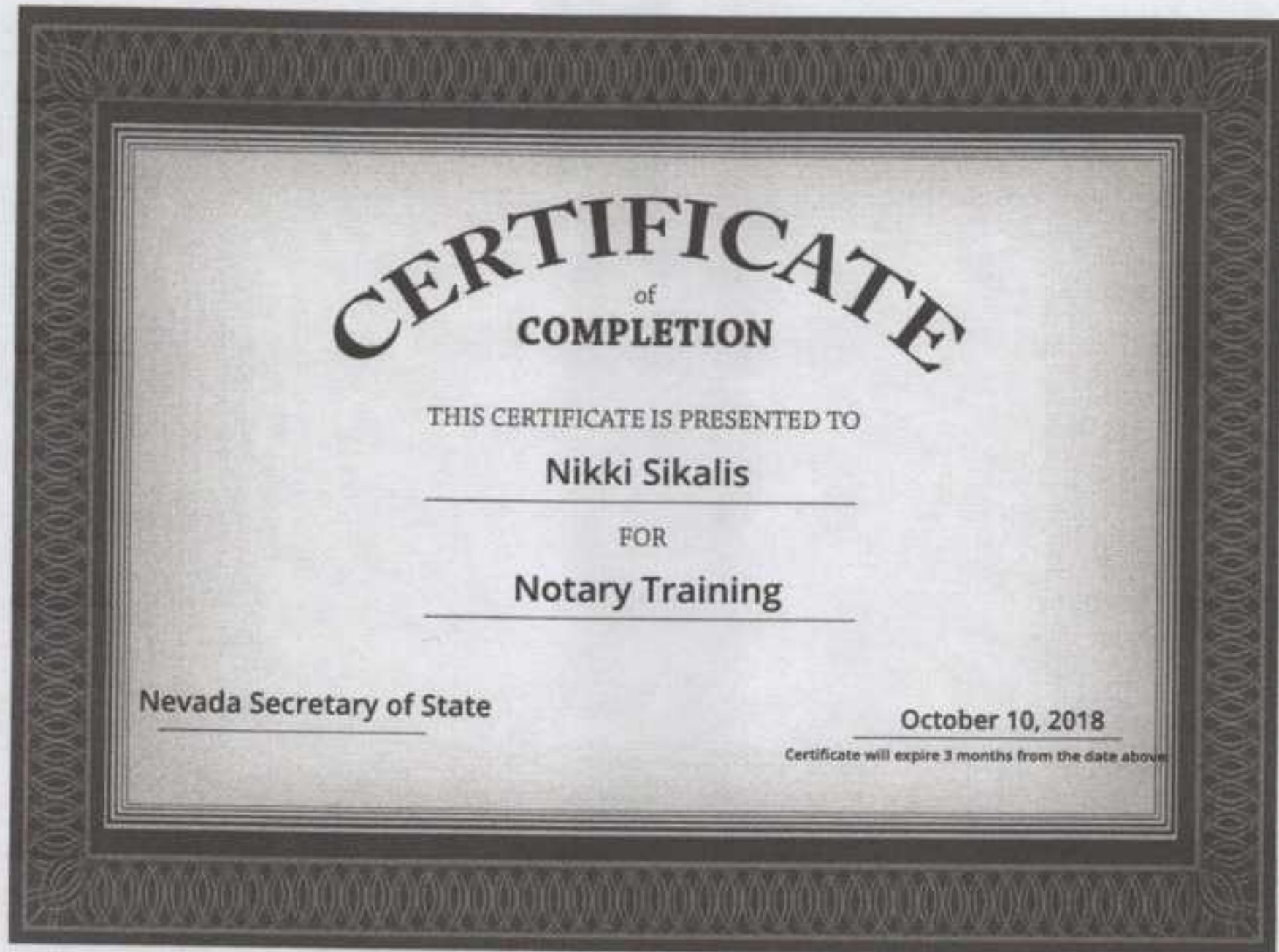
A handwritten signature in cursive script, appearing to read "Amy Huff".

Amy Huff

Deputy County Clerk

Ex-Officio Clerk of:

Board of County Commissioners - Clark County Board of Equalization
Clark County Liquor and Gaming Board - Mt. Charleston Fire Protection District
Clark County Water Reclamation District Board of Trustees - Clark County Debt Management Commission




~~10/1/2019 10:15 AM~~**VIOLATIONS HISTORY****NIKKI SIKALIS****Notary Public Name:****VIOLATIONS HISTORY DETAILS**

Action ID	Action Date	Source	Action	Action Reason	Due Date	Fine	Comment	UserID
	04/03/2019	N/A	Violation	Journal not in compliance,		\$250.00	NO JOURNAL ENTRY, EDP; 4-16-19 PD IN FULL, EDP	EDellaPi

Page 1 of 1, records 1 to 1 of 1

[Back](#)[Return to Search](#)

~~W/ Notary Public License No. 99-51306-1~~**PAYMENT HISTORY****NIKKI SIKALIS****Notary Public Name:****99-51306-1****Commission:****PAYMENT HISTORY DETAILS**

Transaction Date	Work Order Number	Payment Method	Amount	UserID	Notes
04/17/2019	ON20190417-0023 (/WorkOrderSearch/WorkOrderDetails? workOrderNumber=ON20190417- 0023)		\$45.00	Nikki Sikalis	

Page 1 of 1, records 1 to 1 of 1

[Back](#)[Return to Search](#)

Notary
Record

Wednesday, June 3, 2020

NOTARY PUBLIC SEARCH**NOTARY COMMISSION PROFILE**☐ CAP☐ PUBLIC INFORMATION☐ ~~PASSED BACKGROUND CHECK~~

Notary Public Name:

NIKKI SIKALIS

Commission:

99-51306-1

Email Address:

NIKKI.BOTT@STEWART.COM

Alien Registration Number:

Notary Public Legal Name:

Non-Resident State:

☒ Home Phone: (702) 293-0005☒ Work: (702) 331-6900☒ Cell: (702) 373-9713**CURRENT APPOINTMENT INFORMATION**

County:

Clark County

Bond Effective Date:

12/09/2018

Commission Expiration Date:

12/09/2022

ADDRESS INFORMATION ☐ NON-RESIDENT

Residence Address:

54 PRECIPICE CT, HENDERSON, NV 89002

Employer Name:

STEWART TITLE COMPANY

GENUITY2APP 10.128.248.200

<https://esos.sos-ad.nv.gov/NotarySearch/GetNotaryProfileDetailsBack>

Mailing Address:

8915 S PECOS RD STE 20A, HENDERSON, NV 89074

Employer Address:

8915 S PECOS RD STE 20A, HENDERSON, NV 89074

Phone:

(702) 331-6900

NOTARY STATUS

Active

Notary Status:

eNotary Status:

Unresolved Violation : ☒

PERSONAL

03/27/1974

Date of Birth:

SUTHERLAND

Mother's Maiden Name:

United States Citizen? ☒ Permanent Resident? ☐Notary appointment revocation/suspension in any state? ☐

SIGNATURE

Signature Type

Entry Date

View Signature

No records to view.

ELECTRONIC NOTARY INFORMATION

eNotary Designation:

eNotary Registration Start Date:

eNotary Service Provider:

eNotary Registration Expiration Date:

PREVIOUS COMMISSION HISTORY

Commission No	Notary Public Name	Reason Code	Commission Start Date	Expiration Date	Name Change Date
99-51306-1	NIKKI SIKALIS	Renewal	12/09/2018	12/09/2022	
99-51306-1	NIKKI SIKALIS	Renewal	12/09/2014	12/09/2018	
99-51306-1	BOTT, NIKKI	Name Change	12/09/2010	12/09/2014	04/10/2012
99-51306-1	BOTT, NIKKI	Active	12/09/2010	12/09/2014	
99-51306-1	NIKKI SIKALIS	No Restored Rights	12/09/2006	12/09/2010	

[< Previous](#)
[...](#)
[1](#)
[2](#)
[...](#)
[Next >](#)
 Page 1 of 2, records 1 to 5 of 10

[Go to Page](#)

PREVIOUS ENOTARY HISTORY

Commission No	Notary Designation	Commission Start Date	Expiration Date	Type Change Date
---------------	--------------------	-----------------------	-----------------	------------------

No records to view.

[Correspondence History](#)
[Filing History](#)
[Violation History](#)
[Payment History](#)
[Note History](#)

[Back](#)
[Back to Notary Search](#)

Notary's Name: NIKKI SIKALIS

Date Closed: _____

Paid Fine: _____

Address: _____

Suspended: _____

Revoked: _____

Notary's Appointment Number: 99-51306-1

Notary's Appointment Date: 12-9-18

Violation: ALLEGED FORGED QUIT CLAIM DEED

COMPLAINANT LINDSEY L CARL

Action Taken:

(1) 1-15-18 RCD COMPLAINT FROM LINDSEY L CARL
CONTACTED HER TO EMAIL COMPLAINT LETTER

(2) _____

(3) 1-19 SENT JOURNAL REQUEST FED EX

(4) DELIVERED 1/18

(5) 37278 LEFT MESSAGE WITH NIKKI

Notes: COMPLAINT TURNED OVER TO NOTARY FROM

SANDY IN COMPLIANCE

Supervisor - Norma Speth - 702-873-7020

43 VIOLATION LETTER SENT

lake
mead
branch

Conclusion: 4-16-19 PD IN FULL - CLOSING LETTER EMAILED

3-15-19 TALKED TO NORMA - NO JOURNAL

ENTRY - SENDING LETTER. RCD LETTER FROM
1997

3-15-19 RCD LETTER FROM NIKKI WITH
EXPLANATION

3-27-19 CONTACTED COMPLAINT AND TOLD HER
WE WERE REVIEWING HER COMPLAINT

3-15 RCD RESPONSE FROM NIKKI

\$250.00
Violation
Lam

BARBARA K. CEGAVSKE
Secretary of State

GAIL J. ANDERSON
Deputy Secretary for Southern Nevada

CRAIG S. KOZENIESKY
Deputy Secretary for Operations

WAYNE THORLEY
Deputy Secretary for Elections

STATE OF NEVADA



OFFICE OF THE
SECRETARY OF STATE

SCOTT W. ANDERSON
Chief Deputy Secretary of State

DIANA J. FOLEY
Deputy Secretary for Securities

KIMBERLEY PERONDI
Deputy Secretary for Commercial Recordings

This letter was emailed On 4/19/2019

April 19, 2019

Dear Ms. LiCari:

Please be advised that The Secretary of State's office has resolved the complaint filed on January 15, 2019, against Nikki Sikalis.

Her journal was found out of compliance with notarial law according to NRS Chapter 240.120. She was assessed a civil penalty for duty to maintain contents.

If we can be of further assistance, please feel free to contact our office.

Thank you,

Elena DellaPietra

Notary Division

Office of Nevada Secretary of State Barbara K. Cegavske

202 North Carson Street

Carson City, NV 89701

Office: 775-684-5729

NEVADA STATE CAPITOL
101 N. Carson Street, Suite 3
Carson City, Nevada 89701-3714

MEYERS ANNEX
COMMERCIAL RECORDINGS
202 N. Carson Street
Carson City, Nevada 89701-4201

LAS VEGAS OFFICE
2250 Las Vegas Blvd. North, Suite 400
North Las Vegas, NV 89030

NVSOS.GOV

Acknowledgment

I hereby acknowledge that I am in receipt of the notice of violation and agree to the terms outlined therein. I understand that failure to pay the fine will result in my file being referred to the Attorney General's office for collection and that my notary appointment will be automatically suspended.

Signed: _____

Date: _____

Print Name: _____

Return this acknowledgement and remit your fine payment no later than April 17, 2019 to:

Nevada Secretary of State, Notary Division
202 North Carson Street
Carson City, Nevada, 89701

If you would like to pay by credit card, please use the enclosed Credit Card Checklist and submit along with the signed acknowledgment.

RECEIVED

APR 15 2019

Secretary of State

4/16/19
OK 483
Edp

C20190416-0758

STATE OF NEVADA

BARBARA K. CEGAVSKE
Secretary of State

KIMBERLEY PERONDI
Deputy Secretary
for Commercial Recordings



OFFICE OF THE
SECRETARY OF STATE

Commercial Recordings Division
202 N. Carson Street
Carson City, NV 89701-4201
Telephone (775) 684-5708
Fax (775) 684-7138

NIKKI SIKALIS

NV

Job:C20190416-0758
April 16, 2019

Special Handling Instructions:
4-16-19 PD IN FULL, EDP

Charges

Description	Document Number	Filing Date/Time	Qty	Price	Amount
Notary Fine			1	\$250.00	\$250.00
Total					\$250.00

Payments

Type	Description	Amount
Check	Check #483	\$250.00
Total		\$250.00

Credit Balance: \$0.00

Job Contents:

NIKKI SIKALIS

NV

BARBARA K. CEGAVSKE
Secretary of State

STATE OF NEVADA

SCOTT W. ANDERSON
Chief Deputy Secretary of State

GAIL J. ANDERSON
Deputy Secretary for Southern Nevada

DIANA J. FOLEY
Deputy Secretary for Securities

CRAIG S. KOZENIESKY
Deputy Secretary for Operations

KIMBERLEY PERONDI
Deputy Secretary for Commercial Recordings

WAYNE THORLEY
Deputy Secretary for Elections



**OFFICE OF THE
SECRETARY OF STATE**

April 3, 2019

Nikki Sikalis
Stewart Title
8915 So. Pecos RD Ste 20A
Henderson, NV 89074

Dear Ms. Sikalis:

The Secretary of State's office, Notary Division, is in receipt of documentation evidencing notarial errors completed by you, which did not comply with Nevada State notary law.

The act was incorrect for the following reason(s):

NRS 240.120(1d): Journal of notarial acts: Duty to maintain; contents;

...except as otherwise provided in subsection 3, the name and signature of the person whose signature is being notarized.

Civil Penalty \$250.00

As a result of the improper notarization(s), in accordance with 240.040(4), 240.1655(1)(b) the Secretary of State hereby imposes a civil penalty in the amount of Two Hundred Fifty Dollars (\$250.00).

Remittance of the fine should be sent to the Secretary of State, Notary Division, 202 North Carson Street, Carson City, Nevada, 89701, no later than April 17, 2019. Once you agree to pay this fine, failure to do so will result in your file being turned over to Collections and the automatic suspension of your notary appointment.

Additionally, by signing the enclosed copy of this letter, you are agreeing that if a future complaint is received by the Secretary of State's office concerning the same type of offense, the letter could be used as evidence to increase the amount of the civil penalty for the same violation.

NEVADA STATE CAPITOL
101 N. Carson Street, Suite 3
Carson City, Nevada 89701-3714

MEYERS ANNEX
COMMERCIAL RECORDINGS
202 N. Carson Street
Carson City, Nevada 89701-4201

LAS VEGAS OFFICE
2250 Las Vegas Blvd. North, Suite 400
North Las Vegas, NV 89030

NVEOL.GOV

BARBARA K. CEGAVSKE
Secretary of State

STATE OF NEVADA

SCOTT W. ANDERSON
Chief Deputy Secretary of State

GAIL J. ANDERSON
Deputy Secretary for Southern Nevada



DIANA J. FOLEY
Deputy Secretary for Securities

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Deputy Secretary for Commercial Recordings

WAYNE THORLEY
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**OFFICE OF THE
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Carson City, Nevada 89701-4201

LAS VEGAS OFFICE
2250 Las Vegas Blvd. North, Suite 400
North Las Vegas, NV 89030

NVSOS.GOV

Acknowledgment

I hereby acknowledge that I am in receipt of the notice of violation and agree to the terms outlined therein. I understand that failure to pay the fine will result in my file being referred to the Attorney General's office for collection and that my notary appointment will be automatically suspended.

Signed: _____ Date: _____

Print Name: _____

Return this acknowledgement and remit your fine payment no later than April 17, 2019 to:

Nevada Secretary of State, Notary Division
202 North Carson Street
Carson City, Nevada, 89701

If you would like to pay by credit card, please use the enclosed Credit Card Checklist and submit along with the signed acknowledgment.

As a result of this violation, you are now required to take a notary training offered by the Nevada Secretary of State's office. The Secretary of State requires you take the class at as soon as possible to avoid further penalties. For class information, please go to <http://www.nvsos.gov/>.

Please notify us as soon as you complete the training

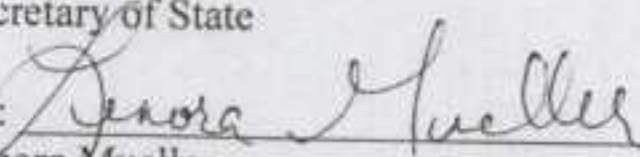
Please sign the enclosed acknowledgment accompanying this letter and remit both it and your civil penalty no later than April 17, 2019 to:

Nevada Secretary of State, Notary Division
202 North Carson Street
Carson City, Nevada 89701

If I can be of assistance, please contact me at (775) 684-5708.

Respectfully,

Barbara K. Cegavske
Secretary of State

By: 
Lenora Mueller
Notary Administrator

Enclosures: Violation Resolution Instructions
Acknowledgment for signature
Credit Card Checklist

Lady, I do not know you!!! You came to my office and signed ONE document and that is it!!!

I am not involved in any lawsuit with you. I do not know Linda Naw. I do not know your ex-husband!!!!!!

You have tried filing a complaint against me stating I forged your name!!!!!!

The Secretary of State notified me after your complaint, wherein I provided proof of YOUR identification and signature on my notary log of the document you signed and your complaint was dismissed!!!!

I am NOT associated with any "lawsuit" with have nor am I a member of the GLVAR. I closed the escrow of the home you live in. You have used my name several times on social media (all spelled incorrectly I might add)

I have been in this industry for a very long time with a solid reputation. I have no knowledge of your personal situation and empathize as it appears to be litigious and emotional.

However, I am placing you on notice NOW...if you do not stop Immediately with your slander, libel and harassment against me...I will notify with police!

Exhibit 3

NATIONAL TITLE Co.

8915 S. Pecos Road, Unit 20A, Henderson, NV 89074
Phone: (702) 873-7020 • Fax: (702) 446-8353

WIRING INSTRUCTIONS

Bank Name: Nevada State Bank
Bank Address: 1921 N. Rainbow Blvd
Las Vegas, NV 89108
Routing Number: 122400779
SWIFT Code: ZFNBUS55
Account Name: National Title Co. Trust Account
Account Number: 980723803

*No where on this
paper did I know I
wouldn't be on title
or 8k in loan wa-
part of this*

Please reference the escrow number in the reference segment of your wire transfer.

The escrow number is: 17009321

Escrow Officer Name: Nikki Bott

Property Address: 9564 Scorpion Track Ct., Las Vegas, NV 89178

PLEASE NOTE: ACH (Automated Clearing House) transfers are not accepted and will be automatically returned to sender, possibly delaying the close of escrow.

\$ 62,261.08

Exhibit 59



Senior Escrow Officer

Email: mchawjaleam@nationaltitle.com

Phone: (702) 271-0443

10 years of escrow experience, all in Las Vegas
15 year resident of Las Vegas
Highly experienced in resale, refinance, Reo and short sales

Maria Chawjaleam-Andaya
Senior Escrow Officer



Escrow Officer

Email: escrow@nationaltitle.com

Phone: (702) 271-0443

Experienced in a wide variety of Residential Transactions
20 year resident to Las Vegas, Nevada
Downtown Branch
Orgullosamente Sirviendo a la Comunidad Latina
NAHREP Member

Frances Quiles
Escrow Officer



Escrow Officer

Email: fquiles@nationaltitle.com

Phone: (702) 271-0443

Henderson Local and Proud Graduate of UNLV with a BS in
Business Administration and an Emphasis in Economics.
18 years of Escrow Experience in Nevada
Versed in Residential Resale, Short Sale, Refinance and
Commercial Transactions

Exhibit 59

Nikki Sikalis Bott
Senior Escrow Officer



Escrow Officer

Email: nsikalis@nationaltitle.com

Phone: (702) 679-7000

17 years Escrow Experience
3 year resident to Nevada
Short Sale/Residential
Resale/REO/Refinance/Commercial/Builder

Mandy Singer
Escrow Officer



Escrow Officer

Email: msinger@nationaltitle.com

Phone: (702) 679-7000

Spanish Speaking
Experienced in Short Sale/Refinance/Residential Resale
Transactions/REO/Hard Money/New Builder
Raised in The Las Vegas Valley
14 years of title and escrow experience

Lorena Marquez
Escrow Officer

Exhibit 4

Exhibit #8

A.P.N. #	174-30-413-076
Escrow No.	17089321-003-NB1
R.P.T.T.	Exempt #8
Recording Requested By:	
National Title Co.	
Mail Tax Statement To:	Same as below
When Recorded Mail To:	
Bobby Dee Antos	
3064 Scorpion Tract Ct	
Las Vegas, NV 89178	

Inet #: 20180119-0001324
Fee: \$40.00
RPTT: \$0.00 Ex #: 006
01/19/2018 12:55:10 PM
Receipt #: 3301192
Requestor:
NATIONAL TITLE COMPANY
Recorded By: OSA Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Of: ERECORD

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged,

Lindsay Liart spouse of grantee

does hereby Grant, Bargain, Sell and Convey to

Bobby Dee Antos a married man as his sole and separate property

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

FOR LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises;
3. Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining, and any reversions, remainder, rents, issues or profits thereof.

The undersigned, by his/her execution of this Deed, does hereby acknowledge and agree that he/she shall forever relinquish any and all rights, title and interest he/she may have had in and to the subject property by means of Community Property Law.

See page 2 for signatures of Grantor(s) and Notary Acknowledgment

QC08P (DS) Rev. 09/20/14

Record No. 17907321-003-NIS1
Grant, Bargain, Sale Deed...Continued

Deed this 17 day of January, 2018 ← Not my writing for the date
Lindsay L. Carr ← not my signature
 My Name: _____

← I also had no ID that
said this name as of
12/26/17

State of Nevada }
 County of Clark } ss
 This instrument was acknowledged before me on 1/17/18
 by: Lindsay L. Carr
 Signature: [Signature]
 Notary Public



Exhibit 5

Inst #: 20180119-0001325

Fees: \$40.00

01/19/2018 12:06:10 PM

Receipt #: 3301102

Requestor:

NATIONAL TITLE COMPANY

Recorded By: OSA Pgs: 18

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

When recorded, return to:
Valley West Corporation DBA Valley West Mortgage
Attn: Post Closing
9580 West Sahara Avenue
Suite 200
Las Vegas, NV 89117
888-931-9444

MAIL TAX STATEMENT TO: Bobby Dee Antee
62 East Serene Avenue #316, Las Vegas, NV 89123

APN #: 176-20-413-076

Title Order No.: 17009321-003-NB1
Escrow No.: 17009321-003-NB1
LOAN #: 0077725141

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1005806-0000004831-7

MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **January 16, 2018**, together with all Riders to this document.

(B) "Borrower" is **BOBBY DEE ANTEE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.**

Borrower is the trustor under this Security Instrument.



LOAN #: 0077725141

(C) "Lender" is Valley West Corporation DBA Valley West Mortgage.

Lender is a Nevada Corporation,
under the laws of Nevada.
9580 West Sahara Avenue, Suite 200, Las Vegas, NV 89117.

organized and existing
Lender's address is

(D) "Trustee" is National Title Company.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **January 16, 2018.**

The Note states that Borrower owes Lender **TWO HUNDRED FOUR THOUSAND EIGHT HUNDRED AND NO/100*** ***** Dollars
(U.S. \$204,800.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **February 1, 2048.**

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|--|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input checked="" type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |
| <input type="checkbox"/> V.A. Rider | | |

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.



LOAN #: 0077725141

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County

[Type of Recording Jurisdiction] of Clark

[Name of Recording Jurisdiction]:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
APN #: 176-20-413-076

which currently has the address of 9564 Scorpion Track Court, Las Vegas,

[Street] [City]

Nevada 89178

("Property Address"):

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.



BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien



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or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner



acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole



obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying



reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the note, another insurer, any reinsurer, any other entity, or affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement



provided that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's



interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entitles or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers



unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured



by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat



of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option, and without further demand, may invoke the power of sale, including the right to accelerate full payment of the Note, and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute written notice of the occurrence of an event of default and of Lenders' election to cause the Property to be sold, and shall cause such notice to be recorded in each county in which any part of the Property is located. Lender shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. **Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

24. **Substitute Trustee.** Lender at its option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

25. **Assumption Fee.** If there is an assumption of this loan, Lender may charge an assumption fee of U.S.



LOAN #: 0077725141

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Bobby Dee Antee 11/17/18 (Seal)
BOBBY DEE ANTEE DATE
Dee

State of NEVADA
County of CLARK

This instrument was acknowledged before me on
(date) by BOBBY DEE ANTEE (name(s) of person(s)).

1-17-2018

(Seal, if any)



Melanie Treanor

(Signature of notarial officer)

Title (and rank):

notary

Lender: Valley West Corporation DBA Valley West Mortgage
NMLS ID: 65506
Loan Originator: Vatche Saatchian
NMLS ID: 69363



Order No. 17009321-003-NB1

Exhibit A
LEGAL DESCRIPTION

Parcel One (1):

Lot Seventy Six (76) in Block Five (5) of SOUTH MOUNTAIN LOT "B", as shown by map thereof on file in Book 123 of Plats, Page 55, in the Office of the County Recorder of Clark County, Nevada.

Parcel Two (2):

A non-exclusive easement for ingress, egress, use, enjoyment and public utility purposes, on, over and across the private streets and common areas on the map referenced hereinabove, which easement is appurtenant to Parcel One (1).

LOAN #: 0077725141
MIN: 1005806-0000004831-7

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 16th day of January, 2018 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to Valley West Corporation DBA Valley West Mortgage, a Nevada Corporation

(the "Lender")
of the same date and covering the Property described in the Security Instrument and located at: 9564 Scorpion Track Court, Las Vegas, NV 89178.

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in COVENANTS, CONDITIONS AND RESTRICTIONS

(the "Declaration").
The Property is a part of a planned unit development known as South Mountain Lot B

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners



LOAN #: 0077725141

Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, for which Lender requires insurance, then: (i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the Property; and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower shall give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to ensure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Section 11.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of




LOAN #: 0077725141

self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

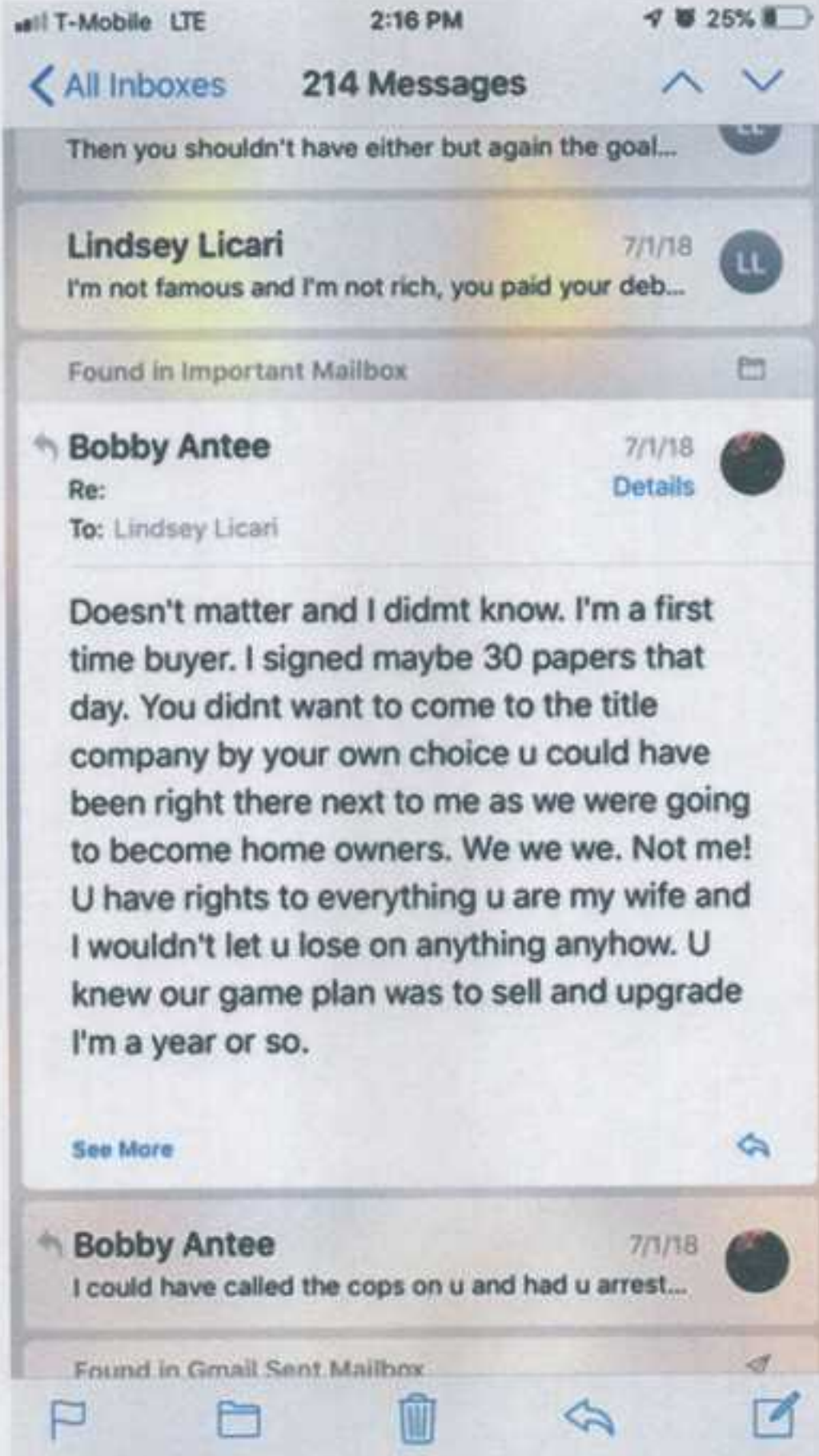

BOBBY DEE ANTEE

11/17/18

(Seal)
DATE



Exhibit 6



[All Inboxes](#)

214 Messages

**Lindsey Licari**

7/1/18

To: Bobby Antee >

U have failed me in so many ways I have nothing else to say

Sent from my iPhone

[See More](#)**Bobby Antee**

7/1/18

To: Lindsey Licari >

I didnt know u weren't on any deed. I was told u could have went in and signed that later down the road. U keep talking deed. I wanted u on the loan with ownership as I was. This was meant for a future family. And again I didnt know u not on any deed and it doesn't matter your gonna get what u would have gotten deed or no deed.

[See More](#)

[All Inboxes](#)

119 Messages

**Bobby Antee**To: [Lindsey Licari](#) >

7/4/18

Re:

I'm not teaming up with anyone. I didnt imto a relationship to get my Bill's paid. I have no problem paying myself. I had 15k in the bank and no wants no needs. I can sell this house and give you 85 of the money or even 100 percent of the money coming back. I will accept my losses I just need to run from this situation before it gets worse.

[See More](#)**Lindsey Licari**

Loading...

7/4/18

**Lindsey Licari**

Loading...

7/4/18





Bobby A >

divorce and u want to be left alone
so im gonna give u your wishes now

I didn't know your dumb ass friends
who paid nothing and never helped
with shit and they stayed for two
months

They couldn't live there without me
in the house

Yea we all could

All you did was sign your name, just
like I pay the office alone I can pay
the house alone, see that's your
problem you let your pride make
you talk out your ass and that's how
you ruined your marriage

Great goodbye! And I called the
mortgage company your not on any
deed!.

Lol yes I am I have the deed smart
guy



Text Message





you kept that from me to keep me
from knowing I'm not on the title

Never knew that we weren't on the
deed! Just found out last month
when I called wells Fargo. Totally
unaware!

I don't believe that

I was told u could have went in and
signed a claim to get on it no
problem. Never tried to hide
anything or take the house from u.
Makes no sense. I married u and
didn't plan on leaving u but hey life
goes on.

I told u last month I called wells
Fargo to ask them if u were on the
deed. I didn't know. I have the text

You have never once said to put me
on it even through all this you still
haven't, you have let me down in so
many ways and really I can't fight
anymore



Exhibit 7

Gift Letter

I/We do hereby certify to the following:

I/We Lindsey Licari have given a gift of \$ 65K dollars to the below Borrower(s). No repayment of this gift is expected or implied either in the form of cash or future services of the recipient.

Bobby Dee Antee

This gift is to be applied toward the purchase of the below property:

9564 Scorpion Track Court

Las Vegas, NV 89178

Relationship to Borrower: Spouse

Donor's name: Lindsey Licari

Street address: 9999 W. Katier AVE

City: Las Vegas State: NV Zip: 89147

Donor Telephone: 702.577.6657

The source of gift funds is:

Bank Name: CHASE

Type of Account: ☒ Checking ☒ Savings ☐ Other

Account No.: 865 9962 63

Lindsey Licari
* Donor Signature

12/20/17
Date

BA Antee
* Borrower Signature (Recipient)

12/20/17
Date

* Upon the signature(s) of this gift letter, I/We hereby certify that any funds given to the homebuyer were not from any person or entity with an interest in the sale of the property including the seller, or loan officer, real estate agent, broker, builder, or any other entity associated with this transaction.

Gift Letter

I/We do hereby certify to the following:

I/We Lindsey Linares have given a gift of \$ 3,000.00 dollars to the below Borrower(s). No repayment of this gift is expected or implied either in the form of cash or future services of the recipient.

Bobby Dee Antee

This gift is to be applied toward the purchase of the below property:

9564 Scorpion Track Court

Las Vegas, NV 89178

Relationship to Borrower: Wife

Donor's name:

Street address:

City: Las Vegas State: NV Zip: 89147

Donor Telephone: 702.577.6657

The source of gift funds is:

Bank Name: CHASE

Type of Account: ☒ Checking ☐ Savings ☐ Other

Account No.: 865996263

Lindsey Linares

* Donor Signature

Date

1/1/18

BJ Antee

* Borrower Signature (Recipient)

Date

1/1/18

* Upon the signature(s) of this gift letter, I/We hereby certify that any funds given to the homebuyer were not from any person or entity with an interest in the sale of the property including the seller, or loan officer, real estate agent, broker, builder, or any other entity associated with this transaction.

Gift Letter

I/We do hereby certify to the following:

I/We Lindsey Licari have given a gift of \$4060.00 dollars to the below Borrower(s). No repayment of this gift is expected or implied either in the form of cash or future services of the recipient.

Bobby Dee Antee

This gift is to be applied toward the auto payoff:

Relationship to Borrower: Spouse

Donor's name: Lindsey Licari

Street address: 9999 W. Katie Ave

City: Las Vegas State: NV Zip: 89147

Donor Telephone: 702-577-6657

The source of gift funds is:

Bank Name: Chase

Type of Account: ☐ Checking ☒ Savings ☐ Other

Account No.: 3628916778


* Donor Signature

1-17-18
Date

* Borrower Signature (Recipient)

Date

* Upon the signature(s) of this gift letter, I/We hereby certify that any funds given to the homebuyer were not from any person or entity with an interest in the sale of the property including the seller, or loan officer, real estate agent, broker, builder, or any other entity associated with this transaction.



Terms and Conditions (Remitter and Payee):

- * Please keep this copy for your record of the transaction
- * The laws of a specific state will consider these funds to be "abandoned" if the Cashier's Check is not cashed by a certain time
 - Please cash/deposit this Cashier's Check as soon as possible to prevent this from occurring
 - In most cases, the funds will be considered "abandoned" before the "Void After" Date
- * Placing a Stop Payment on a Cashier's Check
 - Stop Payment can only be placed if the Cashier's Check is lost, stolen, or destroyed
 - We may not re-issue or refund the funds after the stop payment has been placed until 90 days after the original check was issued
- * Please visit a Chase branch to report a lost, stolen, or destroyed Cashier's Check or for any other information about this item

**FOR YOUR PROTECTION SAVE THIS COPY
CASHIER'S CHECK**

Customer Copy

9518829021

11/30/2017

Void after 7 years

Remitter: LINDSEY S LICARI

**Pay To The
Order Of:** CARMAX

\$ 4,060.74 ****

Memo: _____
Note: For information only. Comment has no effect on bank's payment.

Drawer: **JPMORGAN CHASE BANK, N.A.**
NON NEGOTIABLE

Provide explanation for the following deposits and source in One Nevada Accounts:

12/26/2017 – Deposits of \$199, \$47.00, \$258, \$21 in Primary Shares Account?

All cash tips from work. Reason for small increments to due to ATM not accepting all the cash at once.

12/27/2017 and 12/28/2017 – Deposits of \$230, \$25, and \$145 In Primary Shares Account?

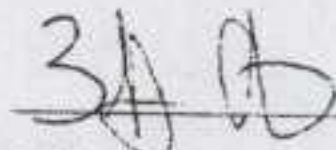
All cash tips from work. Reason for small increments to due to ATM not accepting all the cash at once.

12/14/2017 – Deposit of \$3,000 in Free Checking Account?

Lindsey Antee deposit from savings 6778 for Earnest money

11/17/2017 – Deposits of \$5000, \$5000, \$900 in Primary Shares Account?

Cash gift from then fiance Lindsey (married on 11/25/17)


Bobby Antee


Sign and Date

Provide an explanation for the following deposits and source in Bank of America Accounts:

12/29/2017 – Deposit of \$1,200 in Bank of America Account?

Deposit from Nevada One Acct to pay off credit card

\$600 withdrawal Free checking on 12/16 and \$600 from Primary Shares on 12/29/17

12/22/2017 – Deposit of \$11,000 in Bank of America Account?


Transfer from Goldman Sach's savings account.

11/30/2017 – Deposit of \$1,400 in Bank of America Account?

Sports bet winning

11/20/2017 – Deposit of \$15,200 in Bank of America Savings Acct xx1099?

Fiance Lindsey's cash gift


Bobby Antee

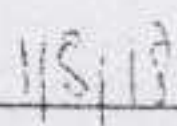

Sign and Date

Exhibit 8



signing docs. I'm hoping we can close you by the 12th. I know it's not that much earlier but by the time they agreed to let us close earlier, it was a lil late. We put a stop on the appraisal rush.

O ok great, but he will come in to sign the last paperwork right?

Yes once the loans docs are delivered at title, you both will have to go in to sign. You are not on the loan but since you guys are married you will need to sign the deed. Once you sign, we can close within 24 hrs.

Ok sounds good 🙄 we will be patient then

Lol ok :)

Jan 4, 2018, 2:56 PM

Hey I hope your doing well, I'm getting kind of worried about the





Linda Naw, Las Vegas Real Estate Specialist-
ERA Brokers Consolidated

December 13, 2018 at 8:00 AM

STATEMENT RELEASE:

I've never had to write such a post like this but due to the seriousness of the accusations about me and my business floating around social media, I felt it appropriate to release this statement. Anyone who may have seen any false propaganda of me or my services please see below as I feel it necessary to clear the air with real truth and honesty (as much as I can post here).

A former customer of mine has been posting accusations about my services on social media and other web platforms. These accusations are very serious and libelous. They are no longer just someone writing lies and bad reviews. I have brought these posts, and the accusations within them, to the attention of my attorneys.

I maintain the highest level of professionalism with all my clients and have not violated any ethical standards or law. I'm am working on having this situation swiftly resolved, and to have the false accusations removed as soon as possible. At this time, it's not appropriate for me to say more about this unfortunate situation, but please know that these accusations are entirely false, and do not represent who I am.

My positive spin and advice to anyone that is going through something like this 😊

Unfortunately, there may be times when one's reputation comes under attack by rumor or gossip, giving one a false reality and giving others a wrong impression of what the real truth is. Thus, a rumor can go through society that has no basis of truth. If there is one thing you can always count on, it's the TRUTH, it will always surface so long as you aren't on the malicious and falsely slanderous side, you will be okay! Hold your integrity high always and never give in to groups or people that are otherwise. Make sure you understand the source of the rumor/data. These people have patterns of

Exhibit 9

Linda Naw

LN

I've already asked when texted and i was told they don't even have the #.

LN

But you are for a few days, if it's not closed. The seller still owns the home until you are recorded as new owner. Again it's just a security for the seller.

We can cancel and we will talk to the lender about our earnest money because this did not close in the 21 days promised and we now need to go find a place to live. Thank you for your help

Linda Naw

LN

Lindsey what happened? You're not going to be homeless. I'll find you guys somewhere to go. You're literally 2-3 days from closing.

LN

Lindsey i just forwarded you the CD and lender COO contact. Drafting cancellation now.

Exhibit 10

2580 SORREL STREET
LAS VEGAS, NV 89146



TELEPHONE
(702) 979-3565
TELECOPIER
(702) 362-2060

ATTORNEY RETAINER AGREEMENT

Client Name(s): Lindsey L. Antee Date: 1-9-19
Address: 9564 Scorpion Track Ct
LV, NV 89178
Telephone Number: 702 577 6657
Email: lindsey@aydensarmyofangels.org

1. Scope of Representation: Client has retained the Firm to provide the following legal services:
represent client in case # A-18-786191-C

In addition to the matters included in this Case, this Agreement shall apply to such other services as may be requested of the Firm by Client from time to time in the future.

2. Attorney's Fees. Law Firm will be paid the sum of \$250/hour for legal services rendered under this agreement. Legal services are rendered on an hourly basis and are based primarily on the amount of time spent by our attorneys, paralegals and law clerks performing services for you, including making telephone calls, participating in or attending conferences, traveling, making court appearances, conducting research and investigations and drafting letters, pleadings, briefs, agreements, formal third-party legal opinions, and other documents. These fees may be modified over time.
3. Retainer Agreement: A Retainer of \$5000.00 shall be paid by client and deposited into the firm's Trust Account at the time of retention. Attorney fees and costs may be drawn down from the Trust Account as the work is performed. As the case/matter progresses, Client shall deposit an additional \$3,000.00 into the firm's Trust Account when the Client's balance drops below \$2,000.00. At certain times during the progression of Client's case, the firm may raise/lower the client's required amount to maintain in trust depending on the status of the case.
4. Costs: At the Firm's discretion certain Costs may be paid by the Firm on the Client's behalf during its handling of the Client's Case. Charges for long distance telephone calls, facsimile charges, in-office copying, ordinary postage and deliveries made by in-house staff are covered by an administrative fee, currently equal to 2.5% of the legal fees charged. This administrative fee is in lieu of itemizing those expenses and may be adjusted over time. Other fees, such as filing fees, service of process fees, transcript and deposition charges, E-

discovery native files processing fees, computer-assisted legal research fees, overnight delivery service charges, travel, meals, hotel accommodations, expert witnesses and investigative fees will be itemized and billed separately. We may ask that you pay the party providing those services directly or that you advance to us the estimated amount for such items prior to our incurring those expenses on your behalf. All Costs are separate and apart from the Firm's Attorney's Fees and Client shall be responsible for repaying said Costs to the Firm.

5. No Contingent Fee: The payment of the Firm's attorney fees by Client is not contingent upon the outcome of the Client's Case. Client shall be responsible for the payment of the Firm's attorney fees and Costs regardless of whether the Client wins the Case or recovers money in connection with the Case.

6. Statements: We bill for our services on a monthly basis. Each statement will reflect services rendered and costs and expenses incurred through the end of each month, or such earlier time as we may complete specific work for which we have been engaged. Payment is due within 30 days of receipt of a statement. You will be responsible for any costs of collection incurred by our firm, including reasonable attorneys' fees. If payment is not made when due, at our option, we may charge a late fee on past due amounts at 12% per annum. We reserve the right to request a retainer as a reserve against future legal fees and costs at any time. We will deposit any retainer in our trust account and pay legal fees and costs from this account on a monthly basis. The account will not earn interest.

7. Attorney's Lien: The Firm shall have a lien upon the Client's Claim and any lawsuit filed on behalf of Client including all causes of action included therein, (as well as any judgment rendered or settlement paid on Client's behalf) for the Firm's attorney's fees and any and all Costs which the Firm may have advanced on Client's behalf in the prosecution of the Case.

8. Loss of Case: Client understands that in the event Client loses his or her Case, fails to recover more than an amount offered to Client prior to trial or arbitration, or the Client is otherwise found liable therein, Client may be found liable for the opposing party's attorney's fees and costs. Client further understands that litigation brought solely to harass or coerce a settlement may result in liability for malicious prosecution and/or abuse of process. The Firm makes no promise or guarantee regarding the final success or outcome of the Client's Case.

9. Appeal: The Firm is not obligated to pursue an appeal of Client's Case to any appellate court.

10. Termination: This Agreement is subject to termination by either party upon reasonable notice for any reason. The Firm reserves the right to withdraw from representation of Client in any matter at any time, subject to the necessary judicial or administrative approvals, if any. Upon termination of this Agreement, the Firm shall be entitled to receive payment of any attorney's fees and Costs owed to Firm by Client according to the terms of this Agreement.

11. Attorney's Fees and Costs: In the event of a dispute between the Firm and Client regarding this Agreement, The prevailing party shall be entitled to recover its attorney's fees and costs reasonably incurred therein, including but not limited to legal fees and costs incurred in the enforcement and execution of any judgment obtained in connection with any such dispute.

12. Contact: Client agrees to keep the Firm informed of his or her current address and telephone number and to inform the Firm within 10 days in the event Client moves to a new address and/or changes his/her phone number. Client authorizes the Firm to communicate with Client via e-mail and fax.

13. Power of Attorney: Client hereby grants to the Firm a special power of attorney to sign on client's behalf all necessary releases, authorizations, receipts, drafts, checks, settlements, stipulations, discharges, judgments, recoveries, substitution of attorney or documents of any nature relating to client's Case.

Dated this 9 day of January, 2019.

Lionsey L. C. Ari - Antee
Client Name (print)

Lionsey L. C. Ari - Antee
Client Signature

Jennings & Fulton, LTD.

[Signature]
Authorized Signature

Client Name (print)

Client Signature

LINDSEY S LICARI
9584 SCORPION TRACK CT
LAS VEGAS, NV 89178-6247

9054

90/7162

DATE 1-9-19

PAY TO THE
ORDER OF

Jennings & Fulton LTD

\$ 5000.00

Five Thousand dollars

09/100 DOLLARS

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

legal fees

Lindsey Licari

⑆322271627⑆

Jennings & Fulton, LTD.
2580 Sorrel Street
Las Vegas, NV 89146
Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:

Licari Antee, Lindsey
9564 Scorpion Track Ct.
Las Vegas, NV 89178

Invoice # 11120

Invoice Date: 04/08/19 Terms: COD Services Through: 04/08/19
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Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
02/20/19	LW	Meeting	Meet with client and review the offer given by the Plaintiff. Review client documents with client and categorize key points to be addressed in our response to the offer. Formulate key positions for the counter-offer and discuss the overall matter with the client	1.80	175.00	\$315.00
02/20/19	LW	Draft	Begin drafting response to Plaintiff's 2/7 settlement offer. Research case law outlining the clients position pursuant to Nevada in the event a counter-claim is filed. Analyze and evaluate potential causes of action to be utilize in the settlement offer and potentially in a counter-claim	1.80	175.00	\$315.00
02/21/19	LW	Draft	Continue drafting response to Plaintiff's 2/7 settlement offer. Analyze and evaluate terms of the proposed counteroffer pursuant to Nevada law and finalize the response	0.60	175.00	\$105.00
02/26/19	LW	Phone Call	Conduct phone call with client to discuss the contents of the proposed counter offer. Finalize terms with client and revise counteroffer and send to opposing counsel	0.40	175.00	\$70.00
03/11/19	LW	Legal	Review opposing counsel's response to client's counter-offer. Analyze and evaluate legal issues relied upon by Plaintiff. Send response to client based on the same	0.30	175.00	\$52.50
03/12/19	LW	Legal	Correspond with client regarding the status of the Secretary of State Investigation and the divorce matter	0.20	175.00	\$35.00
03/13/19	LW	Phone Call	Call client and discuss e-mail sent regarding discovery in the divorce matter. Discuss overall matter with client and send correspondence to divorce attorney to set up a call to evaluate both matter	0.30	175.00	\$52.50

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
03/18/19	LW	Phone Call	Conduct phone call with clients counsel in the divorce matter to discuss effectively and efficiently conducting both matters simultaneously	0.20	175.00	\$35.00
03/18/19	LW	Phone Call	Conduct phone call with client to discuss call with opposing counsel and discuss the current status of the matter	0.20	175.00	\$35.00
04/02/19	LW	Phone Call	Conduct phone call regarding the upcoming call with opposing counsel related to settlement and moving forward in litigation	0.10	175.00	\$17.50
04/03/19	LW	Phone Call	Conduct conference call with opposing counsel to discuss current settlement offers and the matter in its entirety	0.20	175.00	\$35.00

Total Hours:	6.10
Total Labor:	1,067.50
Total Invoice Amount:	\$1,067.50
Payments/Adjustments:	\$-1,067.50
Total Amount Due:	\$0.00

Payments/Adjustments

Date	Transaction Type	Description	Amount
04/07/19	Payment		-1,067.50

Trust Account

The Trust Activity shown here is from the previous invoice date of 02/20/19 to the latest payment applied to this invoice which is 04/08/19

Date	Trust Account	Description	Debit	Credit	Balance
Project : Non Project Related					
	Litigation File - Licari-Antee				
	Litigation File - Licari-Antee	Trust account balance forward as of 02/20/19	0.00	4,450.00	4,450.00
04/07/19	Litigation File - Licari-Antee		1,067.50	0.00	3,382.50
Trust account ending balance as of 04/08/19 for Litigation File - Licari-Antee:					3,382.50
Trust account ending balance as of 04/08/19 for Non Project Related:					3,382.50
Total for Licari Antee, Lindsey:					3,382.50

Jennings & Fulton, LTD.
2580 Sorrel Street
Las Vegas, NV 89146
Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:
Ayden's Army of Angels
 6396 McLeod Dr. #5
 Las Vegas, NV 89120

Invoice # 11200

Invoice Date: 05/08/19 Terms: COD Services Through: 05/08/19
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Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
04/09/19	LW	Legal	Continue drafting Consulting Agreement and Speaking Engagement Agreement pursuant to Nevada law and based on the terms and conditions provided by client for each agreement	1.60	175.00	\$280.00
04/09/19	LW	Meeting	Review the Consulting Agreement and the Speaking Engagement Agreement with client line by line, address outstanding terms and conditions and note necessary changes per the clients request. Conduct necessary modifications based on the same and prepare for final review	0.40	175.00	\$70.00
04/15/19	LW	Legal	Conduct call with collections agency regarding the dispute with Phantom Fireworks and discuss settlement and obtain settlement offer to review and evaluate with client	0.10	175.00	\$17.50
04/15/19	LW	Phone Call	Conduct phone call with client regarding phantom fireworks collections issue. Discuss the matter/issue and prepare settlement offer to bring to the adjuster. Also analyze and discuss agreement for grief counseling per client's recent certification	0.20	175.00	\$35.00
04/17/19	LW	Phone Call	Conduct phone call with Daniel Burns with Barr Credit Services to discuss settlement and subsequently inform client based on the same	0.20	175.00	\$35.00
04/17/19	LW	Legal	Correspond with Daniel Burns of Barr Credit regarding the dispute with Phantom Fireworks and submit client's counter-offer	0.20	175.00	\$35.00
04/18/19	LW	Legal	Correspond with Daniel Burns and receive his clients counter-offer, correspond to client, and affirm with Daniel to send all documentation support his clients claim	0.30	175.00	\$52.50
04/18/19	LW	Legal	Correspond with client regarding Grief Counseling agreement and obtain clients terms for the agreement for the agreement	0.20	175.00	\$35.00

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
05/02/19	LW	Phone Call	Conduct phone call with Daniel of Barr Credit to discuss current counteroffer and offer an approved counteroffer. Conduct corresponding email to client based on the same	0.20	175.00	\$35.00
05/07/19	LW	Legal	Continue settlement negotiations discussions with collections agency and follow up with client regarding settlement discussions	0.20	175.00	\$35.00

Total Hours:	3.60
Total Labor:	630.00
Total Invoice Amount:	\$630.00
Payments/Adjustments:	\$-630.00
Total Amount Due:	\$0.00

Payments/Adjustments

Date	Transaction Type	Description	Amount
05/07/19	Payment		-630.00

Trust Account

The Trust Activity shown here is from the previous Invoice date of to the latest payment applied to this invoice which is 05/08/19

Date	Trust Account	Description	Debit	Credit	Balance
Project : Non Project Related					
General Legal File - AydensArm					
	General Legal File - AydensArm	Opening balance	0.00	1,000.00	1,000.00
04/04/19	General Legal File - AydensArm	Check # 41626 - \$1,000.00	0.00	1,000.00	2,000.00
05/07/19	General Legal File - AydensArm		630.00	0.00	1,370.00
Trust account ending balance as of 05/08/19 for General Legal File - AydensArm:					<u>1,370.00</u>
Trust account ending balance as of 05/08/19 for Non Project Related:					<u>1,370.00</u>
Total for Ayden's Army of Angels:					<u>1,370.00</u>

Jennings & Fulton, LTD.
 2580 Sorrel Street
 Las Vegas, NV 89146
 Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:
Ayden's Army of Angels
 6396 McLeod Dr. #5
 Las Vegas, NV 89120

Invoice # 11528

Invoice Date: 12/04/19 Terms: COD Services Through: 12/04/19
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Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
02/26/19	LW	Draft	Begin preparing contract for Ayden's Army of Angels to be used for fundraising/sponsored events	0.50	175.00	\$87.50
06/11/19	LW	Legal	Resume negotiations with Barr Credit regarding Phantom Fireworks at the instruction of client. Communicate via telephone and email with Barr Credit's representatives and correspond the response to client	0.20	175.00	\$35.00
06/13/19	LW	Legal	Review settlement agreement provided by Barr Credit Services regarding Phantom Fireworks matter and discuss the terms of the settlement agreement provided and outline required modifications prior to submitting the settlement agreement to client. Obtain approved final settlement agreement and present to client for execution; continue to discuss method of payment pursuant to the agreement to resolve the matter	0.30	175.00	\$52.50
06/21/19	LW	Legal	Review and analyze correspondence from client regarding workers compensation insurance. Review current issue and conduct research on the Nevada Revised Statutes, the Nevada Administrative Codes, and potentially applicable case law to address the issue based on the same	0.30	175.00	\$52.50
06/21/19	LW	Legal	Continue analyzing the Nevada Revised Statutes, the Nevada Administrative Codes, and potentially applicable case law to address the present issue. Contact the Nevada Industrial Board and leave a message generally regarding the issue	0.20	175.00	\$35.00

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
06/24/19	LW	Legal	Review email correspondence between client and the Nevada Workers Compensation Section; Conduct a telephone call with the Workers' Compensation board; review applicable statutes and research case law to analyze clients current and future business practices	0.40	175.00	\$70.00

Total Hours:	1.90
Total Labor:	332.50
Total Invoice Amount:	\$332.50
Payments/Adjustments:	\$-332.50
Total Amount Due:	\$0.00

Payments/Adjustments

Date	Transaction Type	Description	Amount
12/03/19	Payment		-332.50

Trust Account

The Trust Activity shown here is from the previous invoice date of 05/08/19 to the latest payment applied to this invoice which is 12/04/19

Date	Trust Account	Description	Debit	Credit	Balance
Project : Non Project Related					
General Legal File - AydensArm					
	General Legal File - AydensArm	Trust account balance forward as of 05/08/19	0.00	1,370.00	1,370.00
05/20/19	General Legal File - AydensArm		0.00	1,000.00	2,370.00
12/03/19	General Legal File - AydensArm		332.50	0.00	2,037.50

Trust account ending balance as of 12/04/19 for General Legal File - AydensArm:	<u>2,037.50</u>
Trust account ending balance as of 12/04/19 for Non Project Related:	<u>2,037.50</u>
Total for Ayden's Army of Angels:	2,037.50

Jennings & Fulton, LTD.
 2580 Sorrel Street
 Las Vegas, NV 89146
 Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:

Lindsey Licari vs. National Title et al
 9564 Scorpion Track Ct.
 Las Vegas, NV 89178

Invoice # 11570

Invoice Date: 02/13/20
Terms: COD
Services Through: 02/13/20

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
01/15/20	LW	Meeting	Conduct meeting with client on all pending matters and to evaluate and analyze the pending lawsuit regarding National Title Co. and Nikki Sakalis Bott; Evaluation and analysis of the implications of filing the pending matter and the divorce matter and the defamation; Evaluation and analysis of the facts and circumstances of the forged deed and potential causes of action based on the same; Continue to discuss the nature of all three (3) matters	1.70	175.00	\$297.50
01/15/20	LW	Legal	Begin to draft Complaint against Nikki Sakalis Bott and National Title Co.; Draft the parties, jurisdiction and venue and the general allegations of the facts at hand; Evaluation and analysis of Counter-Claim in the defamation matter and the pleadings in the divorce matter to ensure consistency; Conduct research on causes of action for Breach of Fiduciary Duty, Fraud/Intentional Misrepresentation, Negligent Misrepresentation, NRS 240 regarding the duties owed by notaries, Negligence, Negligence Per Se, and Unjust Enrichment; incorporate factual analysis for each cause of action, edit, modify, and circulate for client review based on the same	2.60	175.00	\$455.00
01/16/20	LW	Legal	Evaluation and analysis of current Draft of the Complaint; edit, modify, and update current draft; Evaluation and analysis of a potential cause of action for declaratory relief and research the legal standard based on the same; finalize complaint for filing based on the same; Conduct search on the Clark County Assessor and Recorder's office for service of Defendant Nikki Sakalis Bott	0.80	175.00	\$140.00

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
01/28/20	AF	Legal	Call from Defendant regarding settlement (day before); Confer with client regarding the same	0.90	250.00	\$225.00
01/29/20	AF	Legal	Confer with client regarding settlement; Confer with Defendant regarding the same	0.40	250.00	\$100.00
02/05/20	AF	Legal	Confer with opposing counsel regarding settlement and resolving this matter	0.30	250.00	\$75.00
02/06/20	AF	Legal	Call from opposing counsel regarding settlement	0.20	250.00	\$50.00

In Reference To: **Non Project Related (Expenses)**

01/17/20	AF	Filing Fee	Complaint	1.00	281.60	\$281.60
01/17/20	AF	Filing Fee	Summons	1.00	3.50	\$3.50
01/29/20	AF	Junes Legal Service	Inv. # EP158703 - service on Natl. Title Co.	1.00	50.06	\$50.06
02/05/20	AF	Filing Fee	AOS	1.00	3.50	\$3.50

Total Hours:	6.90
Total Labor:	1,342.50
Total Expenses:	338.66
Total Invoice Amount:	\$1,681.16
Total Amount Due:	\$1,681.16

Jennings & Fulton, LTD.
 2580 Sorrel Street
 Las Vegas, NV 89146
 Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:

Lindsey Licari vs. National Title et al
 9564 Scorpion Track Ct.
 Las Vegas, NV 89178

Invoice # 11658

Invoice Date: 04/10/20 Terms: COD Services Through: 04/10/20
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Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
03/12/20	AF	Review	[Norma Richter] Review all documents provided by the client in conjunction with preparing client's first Supp 16.1.	1.20	100.00	\$120.00
04/08/20	AF	Legal	Call from opposing counsel regarding settlement	0.20	250.00	\$50.00
In Reference To: Non Project Related (Expenses)						
02/24/20	AF	Junes Legal Service	Invoice 158703 - service on National Title Co.	1.00	50.06	\$50.06
02/28/20	AF	Junes Legal Service	INV. #158702 - attempts of service on Nikki S. Bott	1.00	98.06	\$98.06

Total Hours:	1.40
Total Labor:	170.00
Total Expenses:	148.12
Total Invoice Amount:	\$318.12
Previous Balance:	\$1,681.16
Total Amount Due:	\$1,999.28

Jennings & Fulton, LTD.
2580 Sorrel Street
Las Vegas, NV 89146
Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:

Lindsey Licari vs. National Title et al
9564 Scorpion Track Ct.
Las Vegas, NV 89178

Invoice # 11699

Invoice Date: 05/06/20
Terms: COD
Services Through: 05/06/20

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
04/28/20	LW	Legal	Receipt, review and analyze correspondence received from the arbitrator assigned in this matter; Evaluation and analysis of dates to be provided in conjunction with the current state of settlement in this matter; Continue to exchange correspondence with the arbitrator and opposing counsel based on the same	0.40	175.00	\$70.00
04/30/20	LW	Legal	Receipt, review and analyze client's evaluation of the initial settlement draft; Begin to modify the settlement draft pursuant to client's required terms; Continue to draft revisions to the settlement agreement; Edit and finalize and submit for client review based on the and provide analysis for the recommended changes based on the same	1.10	175.00	\$192.50

Total Hours:	1.50
Total Labor:	262.50
Total Invoice Amount:	\$262.50
Previous Balance:	\$1,999.28
Total Amount Due:	\$2,261.78

Jennings & Fulton, LTD.
2580 Sorrel Street
Las Vegas, NV 89146
Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:
Licari Antee, Lindsey
9564 Scorpion Track Ct.
Las Vegas, NV 89178

Invoice # 11075

Invoice Date: 02/20/19 Terms: COD Services Through: 02/20/19
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Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
01/09/19	LW	Meeting	Meet with Lindsey to review client documents. Review categorized documents and discuss the contents therein. Request information regarding GLVAR hearing and the documents associated with the upcoming Jan 25, 2019 hearing	0.70	175.00	\$122.50
01/14/19	AF	Legal	Confer with opposing counsel regarding case status, facts of the case and potential resolution	0.60	250.00	\$150.00
01/14/19	LW	Phone Call	Conduct phone conference with Adam Fulton and opposing counsel regarding pending issues in the matter and the intertwined nature of the civil and the pending divorce matter. Inform opposing counsel of our legal and factual arguments. Evaluate and analyze potential settlement solutions and relay the same to the client	0.50	175.00	\$87.50
02/01/19	LW	Phone Call	Discuss pending divorce matter, civil matter, and contract matter for Ayden's Army of Angels	0.20	175.00	\$35.00
02/06/19	AF	Legal	Exchange correspondence with opposing counsel regarding status of settlement discussions	0.20	250.00	\$50.00
02/06/19	LW	Email	Update client on status of her case and the pending settlement offer to be given by opposing counsel	0.20	175.00	\$35.00
02/07/19	LW	Review	Review opposing counsel's offer in the civil litigation matter. Analyze and evaluate a counter-offer. Communicate the same to the client and discuss formulating a counter-offer	0.30	175.00	\$52.50
02/19/19	LW	Email	Coordinate with client to meet and review client file to prepare a response/counter to Plaintiff's offer	0.10	175.00	\$17.50

Total Hours:	2.80
Total Labor:	550.00
Total Invoice Amount:	\$550.00
Payments/Adjustments:	\$-550.00
Total Amount Due:	\$0.00

Payments/Adjustments

Date	Transaction Type	Description	Amount
02/19/19	Payment		-550.00

Trust Account

The Trust Activity shown here is from the previous Invoice date of to the latest payment applied to this invoice which is 02/20/19

Date	Trust Account	Description	Debit	Credit	Balance
Project : Non Project Related					
Litigation File - Licari-Antee					
	Litigation File - Licari-Antee	Opening balance	0.00	5,000.00	5,000.00
02/19/19	Litigation File - Licari-Antee		550.00	0.00	4,450.00
Trust account ending balance as of 02/20/19 for Litigation File - Licari-Antee:					<u>4,450.00</u>
Trust account ending balance as of 02/20/19 for Non Project Related:					<u>4,450.00</u>
Total for Licari Antee, Lindsey:					<u>4,450.00</u>

Jennings & Fulton, LTD.
 2580 Sorrel Street
 Las Vegas, NV 89146
 Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:
Ayden's Army of Angels
 6396 McLeod Dr. #5
 Las Vegas, NV 89120

Invoice # 11200

Invoice Date: 05/08/19
Terms: COD
Services Through: 05/08/19

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
04/09/19	LW	Legal	Continue drafting Consulting Agreement and Speaking Engagement Agreement pursuant to Nevada law and based on the terms and conditions provided by client for each agreement	1.60	175.00	\$280.00
04/09/19	LW	Meeting	Review the Consulting Agreement and the Speaking Engagement Agreement with client line by line, address outstanding terms and conditions and note necessary changes per the clients request. Conduct necessary modifications based on the same and prepare for final review	0.40	175.00	\$70.00
04/15/19	LW	Legal	Conduct call with collections agency regarding the dispute with Phantom Fireworks and discuss settlement and obtain settlement offer to review and evaluate with client	0.10	175.00	\$17.50
04/15/19	LW	Phone Call	Conduct phone call with client regarding phantom fireworks collections issue. Discuss the matter/issue and prepare settlement offer to bring to the adjuster. Also analyze and discuss agreement for grief counseling per client's recent certification	0.20	175.00	\$35.00
04/17/19	LW	Phone Call	Conduct phone call with Daniel Burns with Barr Credit Services to discuss settlement and subsequently inform client based on the same	0.20	175.00	\$35.00
04/17/19	LW	Legal	Correspond with Daniel Burns of Barr Credit regarding the dispute with Phantom Fireworks and submit client's counter-offer	0.20	175.00	\$35.00
04/18/19	LW	Legal	Correspond with Daniel Burns and receive his clients counter-offer, correspond to client, and affirm with Daniel to send all documentation support his clients claim	0.30	175.00	\$52.50
04/18/19	LW	Legal	Correspond with client regarding Grief Counseling agreement and obtain clients terms for the agreement for the agreement	0.20	175.00	\$35.00

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
05/02/19	LW	Phone Call	Conduct phone call with Daniel of Barr Credit to discuss current counteroffer and offer an approved counteroffer. Conduct corresponding email to client based on the same	0.20	175.00	\$35.00
05/07/19	LW	Legal	Continue settlement negotiations discussions with collections agency and follow up with client regarding settlement discussions	0.20	175.00	\$35.00

Total Hours:	3.60
Total Labor:	630.00
Total Invoice Amount:	\$630.00
Payments/Adjustments:	\$-630.00
Total Amount Due:	\$0.00

Payments/Adjustments

Date	Transaction Type	Description	Amount
05/07/19	Payment		-630.00

Trust Account

The Trust Activity shown here is from the previous Invoice date of to the latest payment applied to this invoice which is 05/08/19

Date	Trust Account	Description	Debit	Credit	Balance
Project : Non Project Related					
General Legal File - AydensArm					
	General Legal File - AydensArm	Opening balance	0.00	1,000.00	1,000.00
04/04/19	General Legal File - AydensArm	Check # 41626 - \$1,000.00	0.00	1,000.00	2,000.00
05/07/19	General Legal File - AydensArm		630.00	0.00	1,370.00

Trust account ending balance as of 05/08/19 for General Legal File - AydensArm:	<u>1,370.00</u>
Trust account ending balance as of 05/08/19 for Non Project Related:	<u>1,370.00</u>
Total for Ayden's Army of Angels:	1,370.00

Jennings & Fulton, LTD.
 2580 Sorrel Street
 Las Vegas, NV 89146
 Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:
Ayden's Army of Angels
 6396 McLeod Dr. #5
 Las Vegas, NV 89120

Invoice # 11528

Invoice Date: 12/04/19 Terms: COD Services Through: 12/04/19
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Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
02/26/19	LW	Draft	Begin preparing contract for Ayden's Army of Angels to be used for fundraising/sponsored events	0.50	175.00	\$87.50
06/11/19	LW	Legal	Resume negotiations with Barr Credit regarding Phantom Fireworks at the instruction of client. Communicate via telephone and email with Barr Credit's representatives and correspond the response to client	0.20	175.00	\$35.00
06/13/19	LW	Legal	Review settlement agreement provided by Barr Credit Services regarding Phantom Fireworks matter and discuss the terms of the settlement agreement provided and outline required modifications prior to submitting the settlement agreement to client. Obtain approved final settlement agreement and present to client for execution; continue to discuss method of payment pursuant to the agreement to resolve the matter	0.30	175.00	\$52.50
06/21/19	LW	Legal	Review and analyze correspondence from client regarding workers compensation insurance. Review current issue and conduct research on the Nevada Revised Statutes, the Nevada Administrative Codes, and potentially applicable case law to address the issue based on the same	0.30	175.00	\$52.50
06/21/19	LW	Legal	Continue analyzing the Nevada Revised Statutes, the Nevada Administrative Codes, and potentially applicable case law to address the present issue. Contact the Nevada Industrial Board and leave a message generally regarding the issue	0.20	175.00	\$35.00

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
06/24/19	LW	Legal	Review email correspondence between client and the Nevada Workers Compensation Section; Conduct a telephone call with the Workers' Compensation board; review applicable statutes and research case law to analyze clients current and future business practices	0.40	175.00	\$70.00

Total Hours:	1.90
Total Labor:	332.50
Total Invoice Amount:	\$332.50
Payments/Adjustments:	\$-332.50
Total Amount Due:	\$0.00

Payments/Adjustments

Date	Transaction Type	Description	Amount
12/03/19	Payment		-332.50

Trust Account

The Trust Activity shown here is from the previous Invoice date of 05/08/19 to the latest payment applied to this invoice which is 12/04/19

Date	Trust Account	Description	Debit	Credit	Balance
Project : Non Project Related					
General Legal File - AydensArm					
	General Legal File - AydensArm	Trust account balance forward as of 05/08/19	0.00	1,370.00	1,370.00
05/20/19	General Legal File - AydensArm		0.00	1,000.00	2,370.00
12/03/19	General Legal File - AydensArm		332.50	0.00	2,037.50

Trust account ending balance as of 12/04/19 for General Legal File - AydensArm:	2,037.50
Trust account ending balance as of 12/04/19 for Non Project Related:	2,037.50
Total for Ayden's Army of Angels:	2,037.50

Jennings & Fulton, LTD.
 2580 Sorrel Street
 Las Vegas, NV 89146
 Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:

Lindsey Licari vs. National Title et al
 9564 Scorpion Track Ct.
 Las Vegas, NV 89178

Invoice # 11570

Invoice Date: 02/13/20 Terms: COD Services Through: 02/13/20
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Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
01/15/20	LW	Meeting	Conduct meeting with client on all pending matters and to evaluate and analyze the pending lawsuit regarding National Title Co. and Nikki Sakalis Bott; Evaluation and analysis of the implications of filing the pending matter and the divorce matter and the defamation; Evaluation and analysis of the facts and circumstances of the forged deed and potential causes of action based on the same; Continue to discuss the nature of all three (3) matters	1.70	175.00	\$297.50
01/15/20	LW	Legal	Begin to draft Complaint against Nikki Sakalis Bott and National Title Co.; Draft the parties, jurisdiction and venue and the general allegations of the facts at hand; Evaluation and analysis of Counter-Claim in the defamation matter and the pleadings in the divorce matter to ensure consistency; Conduct research on causes of action for Breach of Fiduciary Duty, Fraud/Intentional Misrepresentation, Negligent Misrepresentation, NRS 240 regarding the duties owed by notaries, Negligence, Negligence Per Se, and Unjust Enrichment; incorporate factual analysis for each cause of action, edit, modify, and circulate for client review based on the same	2.60	175.00	\$455.00
01/16/20	LW	Legal	Evaluation and analysis of current Draft of the Complaint; edit, modify, and update current draft; Evaluation and analysis of a potential cause of action for declaratory relief and research the legal standard based on the same; finalize complaint for filing based on the same; Conduct search on the Clark County Assessor and Recorder's office for service of Defendant Nikki Sakalis Bott	0.80	175.00	\$140.00

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
01/28/20	AF	Legal	Call from Defendant regarding settlement (day before); Confer with client regarding the same	0.90	250.00	\$225.00
01/29/20	AF	Legal	Confer with client regarding settlement; Confer with Defendant regarding the same	0.40	250.00	\$100.00
02/05/20	AF	Legal	Confer with opposing counsel regarding settlement and resolving this matter	0.30	250.00	\$75.00
02/06/20	AF	Legal	Call from opposing counsel regarding settlement	0.20	250.00	\$50.00

In Reference To: Non Project Related (Expenses)

01/17/20	AF	Filing Fee	Complaint	1.00	281.60	\$281.60
01/17/20	AF	Filing Fee	Summons	1.00	3.50	\$3.50
01/29/20	AF	Junes Legal Service	Inv. # EP158703 - service on Natl. Title Co.	1.00	50.06	\$50.06
02/05/20	AF	Filing Fee	AOS	1.00	3.50	\$3.50

Total Hours:	6.90
Total Labor:	1,342.50
Total Expenses:	338.66
Total Invoice Amount:	\$1,681.16
Total Amount Due:	\$1,681.16

Jennings & Fulton, LTD.
 2580 Sorrel Street
 Las Vegas, NV 89146
 Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:

Lindsey Licari vs. National Title et al
 9564 Scorpion Track Ct.
 Las Vegas, NV 89178

Invoice # 11658

Invoice Date: 04/10/20
Terms: COD
Services Through: 04/10/20

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
03/12/20	AF	Review	[Norma Richter] Review all documents provided by the client in conjunction with preparing client's first Supp 16.1.	1.20	100.00	\$120.00
04/08/20	AF	Legal	Call from opposing counsel regarding settlement	0.20	250.00	\$50.00
In Reference To: Non Project Related (Expenses)						
02/24/20	AF	Junes Legal Service	Invoice 158703 - service on National Title Co.	1.00	50.06	\$50.06
02/28/20	AF	Junes Legal Service	INV. #158702 - attempts of service on Nikki S. Bott	1.00	98.06	\$98.06

Total Hours:	1.40
Total Labor:	170.00
Total Expenses:	148.12
Total Invoice Amount:	\$318.12
Previous Balance:	\$1,681.16
Total Amount Due:	\$1,999.28

Jennings & Fulton, LTD.
2580 Sorrel Street
Las Vegas, NV 89146
Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:

Lindsey Licari vs. National Title et al
9564 Scorpion Track Ct.
Las Vegas, NV 89178

Invoice # 11699

Invoice Date: 05/06/20
Terms: COD
Services Through: 05/06/20

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
04/28/20	LW	Legal	Receipt, review and analyze correspondence received from the arbitrator assigned in this matter; Evaluation and analysis of dates to be provided in conjunction with the current state of settlement in this matter; Continue to exchange correspondence with the arbitrator and opposing counsel based on the same	0.40	175.00	\$70.00
04/30/20	LW	Legal	Receipt, review and analyze client's evaluation of the initial settlement draft; Begin to modify the settlement draft pursuant to client's required terms; Continue to draft revisions to the settlement agreement; Edit and finalize and submit for client review based on the and provide analysis for the recommended changes based on the same	1.10	175.00	\$192.50

Total Hours:	1.50
Total Labor:	262.50
Total Invoice Amount:	\$262.50
Previous Balance:	\$1,999.28
Total Amount Due:	\$2,261.78

Jennings & Fulton, LTD.
2580 Sorrel Street
Las Vegas, NV 89146
Phone: 702-979-3565, Fax: 702-362-2060

Invoice submitted to:
Licari Antee, Lindsey
9564 Scorpion Track Ct.
Las Vegas, NV 89178

Invoice # 11075

Invoice Date: 02/20/19
Terms: COD
Services Through: 02/20/19

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Non Project Related (Professional Services)						
01/09/19	LW	Meeting	Meet with Lindsey to review client documents. Review categorized documents and discuss the contents therein. Request information regarding GLVAR hearing and the documents associated with the upcoming Jan 25, 2019 hearing	0.70	175.00	\$122.50
01/14/19	AF	Legal	Confer with opposing counsel regarding case status, facts of the case and potential resolution	0.60	250.00	\$150.00
01/14/19	LW	Phone Call	Conduct phone conference with Adam Fulton and opposing counsel regarding pending issues in the matter and the intertwined nature of the civil and the pending divorce matter. Inform opposing counsel of our legal and factual arguments. Evaluate and analyze potential settlement solutions and relay the same to the client	0.50	175.00	\$87.50
02/01/19	LW	Phone Call	Discuss pending divorce matter, civil matter, and contract matter for Ayden's Army of Angels	0.20	175.00	\$35.00
02/06/19	AF	Legal	Exchange correspondence with opposing counsel regarding status of settlement discussions	0.20	250.00	\$50.00
02/06/19	LW	Email	Update client on status of her case and the pending settlement offer to be given by opposing counsel	0.20	175.00	\$35.00
02/07/19	LW	Review	Review opposing counsel's offer in the civil litigation matter. Analyze and evaluate a counter-offer. Communicate the same to the client and discuss formulating a counter-offer	0.30	175.00	\$52.50
02/19/19	LW	Email	Coordinate with client to meet and review client file to prepare a response/counter to Plaintiff's offer	0.10	175.00	\$17.50

Total Hours:	2.80
Total Labor:	550.00
Total Invoice Amount:	\$550.00
Payments/Adjustments:	\$-550.00
Total Amount Due:	\$0.00

Payments/Adjustments

Date	Transaction Type	Description	Amount
02/19/19	Payment		-550.00

Trust Account

The Trust Activity shown here is from the previous Invoice date of to the latest payment applied to this invoice which is 02/20/19

Date	Trust Account	Description	Debit	Credit	Balance
Project : Non Project Related					
Litigation File - Licari-Antee					
	Litigation File - Licari-Antee	Opening balance	0.00	5,000.00	5,000.00
02/19/19	Litigation File - Licari-Antee		550.00	0.00	4,450.00
Trust account ending balance as of 02/20/19 for Litigation File - Licari-Antee:					4,450.00
Trust account ending balance as of 02/20/19 for Non Project Related:					4,450.00
Total for Licari Antee, Lindsey:					4,450.00

Jennings & Fulton Law Firm

Send on

Jan 30, 2020

Deliver by

Feb 06, 2020

Amount

\$1,000.00

Frequency

One Time

Status

Paid

Manage

Jennings & Fulton Law Firm

Send on

Dec 27, 2019

Deliver by

Jan 06, 2020

Amount

\$1,000.00

Frequency

One Time

Ayden's Army of Angels
Jennings & Fulton

41647
5/16/2019
1,000.00



AYDEN'S
—ARMY OF ANGELS—
KEEPING FAMILIES FIGHTING TOGETHER

Aydens Army of Angel

1,000.00

Ayden's Army of Angels

41647

Jennings & Fulton

5/16/2019

1,000.00

PAYROLL
REG

Aydens Army of Angel

1,000.00



Page 2/11

-\$2,000.00

Total

Sep 24, 2019
Post date

7396
Check #

LINDSEY LICARI
9564 SCORPION TRACK CT
LAS VEGAS, NV 89178-6247

7396

DATE 9-22-19

90/7162

PAY TO THE
ORDER OF

Jennings & Fulton

\$ 2000.00

Two thousand dollars only

00/100 DOLLARS

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO divorce fees

Lindsay Licari

⑆322271627⑆

-\$2,000.00

Total

May 7, 2019
Post date

5240
Check #

LINDSEY LICARI
9584 SCORPION TRACK CT
LAS VEGAS, NV 89178-6247

5240

90/7162

DATE May 2, 2019

PAY TO THE
ORDER OF

Jennings & Fulton

\$ 2000.00

Two Thousand dollars

00/100 DOLLARS

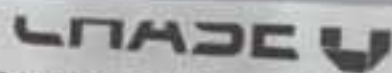
CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Legal Fees

Lindsey Licari

⑆322271627⑆



Printed from Chase Personal Online

-\$250.00

Total

Jun 19, 2020

Post date

8512

Check #

LINDSEY LICARI
9564 SCORPION TRACK CT
LAS VEGAS, NV 89178-6247

81292

8512

DATE 6-8-2020 90/7162

PAY TO THE
ORDER OF

Supreme Court

\$ 250.00

Two hundred fifty dollars

00/100 DOLLARS

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Supreme Court Filing Fee

0118-S 73/54-D
⑆322276627⑆

Lindsey Licari

JPMorgan Chase Bank, N.A. Member FDIC

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Equal Opportunity Lender

- \$500.00

Total

Jul 1, 2020
Post date

8513
Check #

LINDSEY LICARI
9584 SCORPION TRACK CT
LAS VEGAS, NV 89178-6247

8513

DATE 6-8-2020

90/7162

PAY TO THE
ORDER OF

District Court

Five hundred dollars

\$ 500.00

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

00/100 DOLLARS

2020-34407

MEMO Cost Bond Appeal

D-18-573159-0

⑆32227⑆627⑆

Lindsey Licari

Exhibit 11

State Bar of Nevada: Receipt of Online Complaint

nevadabarforms@gmail.com <nevadabarforms@gmail.com>

Sat 7/25/2020 1:14 PM

To: Lindsey Licari <lindsey@aydensarmyofangels.org>

First, Middle and Last Name

Lindsey Sharron Licari

Your Address

9564 Scorpion Track Ct

Las Vegas, NV 89178

[Map It](#)

Your Email

lindsey@aydensarmyofangels.org

Your Primary Telephone Number

(702) 577-6657

Attorney Information

Attorney Name

Adam Fulton, Jared Jennings, Logan Wilson

Law Firm Name

Jennings and Fulton LTD

Attorney Address

2580 Sorrell St

Las Vegas, Nevada 89146

[Map It](#)

Previous Contact with the State Bar of Nevada

Have you previously contacted the State Bar of Nevada regarding this matter?

Yes

If yes, when and how did you contact us?

About December of 2019, I filed a complaint against my 1st Divorce Attorney Chris Tillman, for Neglecting my case, missing trial dates, and showing up late to my hearing. In which we resolved through arbitration, in which he issued a partial refund to me.

Hiring the Attorney

Did you hire/retain the attorney about whom you are complaining?

Yes

When did the representation begin?

1/09/2019

What was the fee arrangement?

To Counter Sue in case A-18-786141-C

How much have you paid the lawyer to date?

\$12000

Brief description of the nature of the case the attorney was engaged to handle (i.e. personal injury, criminal, malpractice)

Divorce- D-18-573154-D (filed 6-26-2018)

Mortgage Fraud- A-20-808737-C (answered 1/2019)

Defamation and Breach of Contract- A-8-18-786141-C (filed 1/17/2020)

All 3 cases center around the forgery of the Quit Claim Deed

Names and contact information for other persons who can provide additional information concerning your complaint

Chris Tillman- He asked me why a civil attorney was taking my case from him, and I told Chris Jared said he does both. 7022144214

Deborah Conway - County Recorderdjc@clarkcountynv.gov

Lorena Muller- Secretary Of State : lmuellet@sos.nv.gov

Jasmine Pittman- Lindsey's Assistant 7022458751

Daryl McCloskey- 7024862423

Brandon Baines- lawyer for liberty mutual bbains@l-lp.com

Grayson Moulton- Bobby Antees Lawyer grayson@shumwayvan.com

Linda Naw-7023063587

Ingrid Trujillo- GLVAR itruillo@glvar.org

Linda Stratton- Business and Industry- lstratton@doj.nv.gov

Larry Bradley- 7026068217- can testify to meetings with myself and Jennings and Fulton

Bobby Antee- Ex Husband 7025785372

Lukas McCourt- 7024740065

Detective Wilson- LVMPD fraud and Forgery

Judge Rena Hughes

GLVAR

NRED

Attorney General's Office

FBI

Litigation

Case Name

Antee vs Antee, Naw v Licari, Licari v Nikki Bott

Case Number

D-18-573154-D, A-18-786141-C, A-20-808737-C

Name of court or agency

District Court

Explanation of Grievance

Complaint Details

I lost my son 11/03/17. When he passed he left me with about \$180k. I also had \$26k cash in my safe. An old high school boyfriend I hadn't seen in years, came around a week before I lost my son, and we ended up getting married on 11/25/2017 to protect my investment in buying a home together. I also entrusted him with \$26k to put into a Goldman Sachs account to build interest. I didn't think not to trust him because we use to be very close, and he had \$15k of his own savings in that account as well. The agreement between me and my now ex husband, was that I would help with the deposit, as long as we were both listed on the Title of the home. At that time Bobby Antee told me his only debt was a car that was upside down, and that would qualify him for a loan. I agreed to help him pay the upside balance, with the understanding that the home would be in both of our names. We agreed and I Retained

Linda Naw, through a suggestion of a friend on social media. I retained Linda Naw on 11/27/2017 and made it very clear that I would be helping My Ex Husband Bobby Antee qualify, as long as we would both be listed on the Title of the home. Linda Naw agreed to this in writing and we proceeded to locate a home. Once we found a property we like which was 9564 Scorpion Track Ct Las Vegas, NV 89178 we began the loan process. Bobby Antee did not have a prequalification so Linda Naw, sent him to Valley West Mortgage, where he alone filled out the application and all communications were going to Bobby. I was copied on a few emails, but Bobby Antee had \$15k of his own money in his account, so I had no reason to believe he was paying off his debts with my money in his Savings account, that was only for savings and building interest. I never signed any gift letters for his debts. I signed one for the car we paid off (\$4060) prior to retaining Linda Naw, one for the Earnest deposit fr \$3000, and one for the downpayment of the home (\$65000). These were executed with the belief we would be listed on title as a married couple. The lender never ran my credit, I never had a conversation with the lender at all, when I asked to speak to the lender and see what was being paid off, Linda Naw denied me of that right, so I canceled the transaction. When I canceled in writing on 1/15/2018, Linda Naw said she would send cancellation docs and cancel the sale. I was then heading out of town and did not speak to Linda Naw or my Ex husband Bobby Antee for two days until the 1/17/2018 in the morning, when Bobby Antee contacted me asking me where I was and that he wanted me to reconsider the purchase of the property. I explained to Bobby Antee that I did not trust him or Linda Naw, and that the stress from him nagging me about this house and just suffering the loss of my son, that it was too much on me. He still continued to bother me about buying the house, and at this I now know that we were with Linda Naw at that time. He asked me to complete a duplicate gift letter, and then I would be able to review all the documents, and decide if I wanted to continue. I then told Bobby Antee I would only reconsider, and signed a duplicate gift letter, if and only if he signed a Letter of Agreement, stating that these were not gifts at all. I explained to him how I felt I have become a target to everyone, since I obtained this money and if he loved me and didn't care about my money he would sign it. He then agreed and signed the Letter of agreement, and I sent him back the duplicate gift letter. Soon after at about 11 am Bobby Antee then came to my office with wire instructions, and told me that I would need to take them to the bank, and then go to the Title company to look over everything and then decide if I wanted to complete the purchase. I waited a few hours and finished work at my office then I went to chase bank at about 3pm, I gave the teller the wire instructions and she gave me another form and told me to take it to the title company. So I did, when I left chase bank my money was still in my account. I got to National Title Company and asked to see our file, in which a woman at the front took the paper out of my hand and told me there was nothing to see and to contact Linda Naw. I left furious and when I checked my bank account my money was still in my account, I had no reason to believe that the purchase had gone through. The next morning, I woke up and the money was gone. I immediately asked Bobby Antee for a divorce and I went to my mother's house for the next few days. I told Bobby Antee to cancel the purchase for the next three days, but he refused. At this time I thought they closed on the house behind my back, but I still believed we were both on the title of the home because we were married and it would have been illegal to do it any other way. After a few days of fighting, I decided to try to salvage the marriage and move into the home and try to get along. At no time did Bobby even mention I was not on the title or any debt that he paid off. We then had a larger wedding on 2/12/2018, in which we then left on our honeymoon, when we got to Cancun, I wanted to jetski and I asked Bobby Antee to pay for it with my money he had in savings, I then found out for the first time, that in one month Bobby Antee had spent my entire savings qualifying himself for the home. This ruined our honeymoon and when we returned the fighting began. Bobby Antee then spent the next 6 months kicking me out of the home, threatening to call the police and place restraining orders if I entered the home, I was sleeping in my office and my car, and this continued until 6/26/2018 when I finally checked the Assessors Website and Bobby Antee was listed on Title as A Married Man his Sole and Separate Property. I immediately filed for divorce and retained Chris Tillman, where I again told Chris Tillman that Linda Naw and Bobby Antee bought a home with my money and didn't put me on the deed. Chris Tillman took the case and continued my trail dates twice, Chris at no time asked me if I signed a Quit Claim to allow them to do this, I spent the next 6 months begging Chris Tillman and his assistant Kathy Gentry to please help me with my case and look at the evidence. D-18-573154-D Chris and Kathy let me know that they had several clients and I wasn't the only one. Had Chris paid attention to my case and not taken on a case he didn't have time for, he should have had the competency to ask me about a Quit Claim, or to suggest a Handwriting Expert, but he did absolutely nothing. I spent \$4000 in this time period with Chris Tillman. I then went to court on my own and filed for exclusive possession and won possession of the home in October of 2019. During this time, I began to file complaints against Linda Naw and Bobby Antee because I believed they caused all of this. They both knew the agreement was for us both to be on Title of the home, otherwise I would not have participated at all, I wouldn't even have married him so quickly. My first complaint was to NRED and Daryl McClosky, I explained to him what happened and he opened a complaint. He then said he was going to do an investigation, in which he replied that I wasn't part of the transaction and he was dismissing the complaint. I was furious, I provided him with text messages from my ex husband that I was not at the title company and he didn't even know I wasn't on the deed. I provided him with the gift letters I did sign and my letter of agreement, and lastly, with text messages from Linda Naw that said we would both be listed on Title as a married couple. He still did nothing, I asked to speak to his supervisor in which I was completely ignored. I then also filed a

complaint with GLVAR, GLVAR looked at the same evidence and also tried to dismiss my complaint and take no action. I again filed and appeal, when I filed this appeal, GLVAR set a hearing. About a week or so after the hearing was set, I got a process server at my house who served me with a summons for a Frivolous Defamation Claim brought against me by Linda Naw. A-18-786141-C. This Frivolous complaint stopped the hearing at GLVAR, and I then asked Chris Tillman if he could help me with the hearing. He told me he couldn't because he didn't do civil law, so I then looked for a Civil Attorney. When I appealed the decision with GLVAR, I was then sent all the respondent docs from my file. This was the first time, that I ever saw a Quit Claim with my name on it and I knew it was forged. I also noticed that on the Quit Claim Linda Naw produced to GLVAR that the Escrow agent Nikki Bott was also the Notary Nikki Sikalis from National Title Company. So I then filed a complaint with Nevada Secretary of State. The Secretary of State processed my complaint and Nikki Sikalis Bott did not produce the journal containing my signature nor a valid ID. I walked into Adam Fulton's Office with the proof that I surrender My ID with my maiden name to Nevada DMV on 12/26/2017, so it was impossible for them to produce any evidence proving otherwise. Adam understood that I was telling him my name was forged and took my case with a \$5000 retainer. He knew at this time he should have again suggested a Handwriting Expert, and he did not. Instead he necessarily litigated the case knowing I was entitled to Quite Title and that would have also ended the divorce. Adam Fulton then countered Linda Naw and purposely did not include any of the other defendants involved as I requested. Instead, he lied to me and told me that I did not have claims against anyone else and I also had no damages. During this time 1/2019-03/2019 I had Chris Tillman helping with the Divorce D-18-573154-D and Adam Fulton and Logan Wilson was helping with A-18-786141-C. When I found out that Nikki Sikalis Bott notarized her own loan file, I again sent a email of the laws to Logan Wilson and Adam in which they told me that that wasn't illegal and in their industry it was common to have dual roles. I never believed this, and they refused to add any damages or restitution to my counterclaim, stating that in the divorce I will get back the \$98k I invested and I could not ask for damages or restitution if I made money. I kept asking them to add ERA Brokers, Linda Naw, Bobby Antee, Nikki Sikalis Bott, National Tile, and Valley West Mortgage to the complaint in which he refused. Logan Wilson began telling me he couldn't proceed with case A-18-786141-C because Chris Tillman wouldn't respond to him. Now I have been going through a divorce for almost a year, I have no access to any bills, I'm not on the homeowners insurance, Bobby Antee was constantly canceling my medical insurance and now Linda Naw had also sent Bobby Antee to Shumway Van to help her with her case and Bobby with his. I then myself filed for Legal Separation so Bobby Antee could no longer benefit from anything I was doing and tot try to let the judge know what was happening. I drafted a Motion that contained 301 pages and 65 Exhibits and filed for Legal Separation. A Hearing was set, and Chris Tillman showed up 45 min late and they combined the two cases, the judge nor Chris Tillman looked at any of the evidence. So I then uploaded all the same evidence into the divorce case to prepare for my trial. Bobby went from apologetic and he didn't know, to You can't beat a mortgage company and a real estate company and I should have left them out of my divorce. He then threatened my foundation, and said his lawyers would destroy it, if I didn't stop with the complaints. He now wanted half of everything and began to publicly slander me, my late son, and my foundation on social media. As things started to worsen, and i began to suffer greatly from the loss of my son, the betrayal of my husband, and now the manipulation of Adam Fulton who insisted I had no claims and no damages and was only entitled to what i invested and refused to file anything against National Title. Around 5/2019 Logan Wilson told me that Jared Jennings in his office was their family law attorney and he would ask him a few questions about my divorce to see if they could help. After, Logan convinced me that Jared Jennings would be a better fit to help with the divorce and they could do it quickly, I then had Jared Substitute in. Jared Jennings then took over the divorce case D-18-573154-D where he immediately told me he had to again change the trial date because he needed time to prepare. I then told him I uploaded 301 pages of evidence and a complete narrative of what happened. I then also brought a hard Copy of the entire file to him at his office. Jennings and Fulton were now handling both cases for me. I submitted mountains of evidence to Logan Wilson, Jared Jennings, and Adam Fulton to prove everything that was transpiring, and I believed they were preparing for my case. With case A-18-786141-C Logan Wilson began asking for things on the behalf of Linda Naw all the time, in which I would ask him when are you guys going t do anything about what she and Bobby Antee are doing. I provided them with contradicting statements made by Linda Naw and Bobby Antee, I provided them with the findings of the Secretary of State that the Escrow Agent Notarized her own file and failed to produce the journal, I copied them on emails to GLVAR and NRED informing them of their failure to act. Jennings and Fulton did nothing. I then set several emails begging them to make Bobby Antee send me the bills to the home and to stop making me pay them blindly. I told Logan, Adam and Jared that I was paying for a homeowners policy I wasn't on then in October of 2019 my car was robbed at work and I suffered a loss of over \$10k because the Homeowners policy did not list me on it. Another violation by Valley West Mortgage who also happen to hold the homeowners insurance, they knew he was not living in the home alone. My water was then turned off and I reported this contempt to Jennings and Fulton and they instructed me to just dump a bucket of water down the toilet and it would make it flush. I then spent the next 4 days with no water in my home until I resolved it on my own. Bobby Antee and Linda Naw continued to slander me publically trying to cover up what they had done, by boasting that GLVAR, NRED, and LVMPD all rejected my complaints and I was lying about them. I again notified Adam, Jared, and Logan in which they did nothing.

They continuously convinced me not to file motions or contempt to not anger the judge. They then spent the rest of the year telling me how I had no damages and I need to settle the cases out. Bobby Antee was offering to give me all the proceeds of the home and he would walk away. In which I told them no. He stole from me and he lied to me, and I was not going to allow him to walk away with his life paid off for committing a crime. I also told them I was prepared to transfer title out of his name into my own, and they said I couldn't do that I would have to sell. This mental and emotional abuse continued every time I had a meeting with Adam, Jared, or Logan. They seemed more concerned with the rights of Linda Naw and Bobby Antee rather than with me their client. My divorce hearing was set for Feb 7, 2020. They said prior to this they would call Bobby into their office and question him there, and that never happened. I informed Logan, Adam, and Jared that I had several witnesses that could testify on what transpired in the short marriage between Bobby Antee and I. My Witnesses were never added to my Pre Trial Memorandum. Prior to Trial, I finally convinced Adam Fulton to name the Title Company, so he finally a year later filed case A-20-808737-C in which he purposely filed naming no damages and sent it straight to arbitration. Adam then began telling me that I could not double dip there were no damages and to take their \$5000 settlement and dismiss the claims against Linda Naw. I told him no several times, in which he continued arbitration without my consent. I then asked Adam to help me find the Bond to Nikki Sikalis Bott in which he told me he didn't know how, so I did it myself. I also began sending Adam different NRS violations made by all parties and he again said I was not entitled to those damages they were fees that went to the courts. The night before my divorce trial Adam Jared and Logan all met with me at their office, where I was shown the trial binder, and we were "Preparing for Court" All my evidence was in the binder and we went over different details, they ensured me that they were prepared and there was nothing to worry about, and I believed them, my evidence spoke for itself. They instructed me not to bring anyone to trial, and that no other evidence could be entered and they were no longer able to impeach testimony. The next morning I came to trial with my witnesses, and they were told to sit in the back of the court. Bobby Antee showed up with Linda Naw and about 6 other people who had nothing to do with the case. They started by letting Linda Naw testify for the entire time the first day, in which Jared purposely asked nothing of relevance and never even asked her why I wasn't on the Title. He presented none of the text messages I provided to him so purposely not entering anything into evidence. The trial was continued to 2/12/2020 where Linda resumed testimony, when she was done, I asked Jared to ask the judge to have her and all her friends leave in which he didn't want to, I kept asking him in which he finally asked the judge to ask Linda Naw to leave and the judge said it was a public hearing and no one had to leave. I then asked Jared why did he tell me no one could come to support me and he asked me to ask him questions outside. I then went up to testify with Linda Naw laughing and mocking me in the courtroom. Jared Jennings did not refer to any of my evidence as I gave my testimony and we then went to lunch. Jared and Logan then insisted on eating, in which I continued to scramble through my phone for evidence they could print and disprove what they had said. They said we would grab something quick and took me all the way downtown for a sit down lunch, in which I left because I realized we were late. I returned from lunch 10 mins late and Jared and Logan returned about 20 mins after I did. The trial continued with my testimony and as the time ran down they finally called Bobby Antee, Jared and Logan pretty much asked him nothing, he was on the stand for 30 mins total in which they ended the hearing. Prior to ending the hearing Grayson Moulton, Bobby Antee's Attorney asked the judge to remove items out of my trial binder, in which Jared and Logan agreed. I later found out they removed all of the 301 pages and 65 exhibits, they purposely didn't turn in findings given to them, and they did not report the robbery and properly file my summary judgement purposely to damage my credibility with the judge. At the time I had no idea what they were doing and they told me not to talk unless I was asked to to not upset the judge. We left the trial and I waited for the judge to rule. After a week or two, I grew concerned. I asked Logan why she was taking so long, and I really wanted some closure. He told me not to contact the judge to just wait. Meanwhile, case A-20-808737-C was offering a settlement of \$3500 in which I told Adam to reject. They then offered \$5000, and I told Adam, this doesn't seem right that I can't get any damages, restitution, nothing for what they had done. I have now spent over \$33000 on legal fees between the three cases and I did nothing but trust the wrong people. I had completed all the foot work alone and had valid findings, so I could not understand why even my counsel didn't see the damages. The \$5000 didn't even cover their own legal fees, so I would be settling for nothing. They also started sending me drafts of the settlement agreement that contradicted the findings all gave them. I then told him why would I sign a agreement releasing third parties? That would be letting Linda Naw get away with what she had done. It also said I signed the Quit claim which I already proved I didn't. He then sent me a W2 to complete for the \$5000 settlement in which I asked him why would I fill that out, I am not working for anyone? So he then said sign a W9, but I never agreed to arbitration or settlement. A Lawyer that cared about me wouldn't have even proposed it. Around this time I also found the Bond for Nikki Sikalis Bott and I informed Adam Fulton, and copied him and Logan on the email correspondence between me and the bond company liberty mutual. He then told me good luck getting the bond and he would stall out the title company. Now it has been 3 months since the divorce trial and still no ruling, I became frustrated with the constant pressure from Adam Fulton to sign the settlements and I started feeling uneasy with him. So I told them I was not taking a settlement, I wanted my day in court. I asked Adam to withdraw. The very next day May 22, 2020 the judges opinion came out and Logan called me with the minute order. I read it and I was in tears. I could not understand

now the judge could see everything I gave her and put this way. So I began to not trust the judge. Jared, Adam and Logan then called me to their office and told me it was over, that the judge saw everything and didn't believe me. This was the final order, I was infuriated and left their office. I told them to withdraw from all of my cases and I would handle it on my own. I then asked for my pretrial memorandum in which they submitted nothing into evidence and submitted no witnesses. I then also realized that Jared, Logan, and Grayson all conspired to removed my evidence out of the trial binder prior to the judge ruling to damage my credibility and try to now convince me that I would lose my foundation if I didn't settle the other cases. They sent case A-20-808737-C to arbitration knowing that the realtor cases A-18-786141-C was claiming damages of \$80k (same amount of the letter of agreement she witnessed bobby sign) yet filed case A-20-808737-C with damages less then \$15k. They also knew that I had spent \$33k on legal fees for case D-18-573154-D and claimed none of those damages. They have made a disaster of all three cases and never had my best interest in mind. They purposely manipulated the evidence to make it look like money came out of my foundation, yet I was also paying them to protect my foundation and myself. In the 301 pages in my trial binder #6 had every piece of evidence that the judge deemed me uncredible. At the divorce trial Grayson Moulton made the mistake to ask me, if my signature was forged, why didn't I get a Handwriting Expert to confirm this. I Looked at Jared as was floored by the question, because it was a great question, but I knew nothing of this expert and my counsel could have avoided all litigation my instructing me to do this. After trial I went to try to find one, and in nevada no one would help me. So I found a Court and Board Certified Handwriting Expert (Curt Baggett) and sent him the Quit Claim Deed and known signatures, one week later he confirmed forgery. I was excited and emailed Adam the notarized Letter of Opinion, and he still to this day has not responded or helped me with anything. Instead he filed for a lien on my case and to adjudicate that lean. Grayson Moulton also filed for his attorney fees against me, and every motion I file to the judge she returns to me, and Jared is still on my case. So no other attorneys will help me at all, and when I begin to explain the circumstances, they aren't willing to get involved at all. So now Jared Logan and Adam have left me with three cases, D-18-573154-D which I am still not divorced, there is no ruling and Linda Naw, Bobby Antee, Adam Fulton, Grayson Moulton, and Garrett Chase, and all taking the manipulated minute order to the bond company, in which they now denied the bond based on a minute order from a sealed case, they also took the minute order to the county recorder to try to convince her that i am lying, they also started taking the minute order to my donors, trying to convince them that I misappropriated company funds. I have had to try to take over all the cases on my own, because no lawyer in this city will help me. They are either friends, have conflicts, or are also trying to convince me that I have no damages. In which I now found out I do and they are astronomical, which is why Jared Adam and Logan found more value in screwing me to rather than helping me. I found out in Faison v Bank of America, that a forged deed is not a valid instrument and a Quite Title could have been done at the time of retention, which would have ended all of this and allowed me to heal and remain in the home I was not forced to live in and pay for for two years while they drug me through this for nothing. Due to the Deed not being valid the Mortgage is also not valid, in which I should receive Title Free and Clear and Valley West Mortgage, ERA Brokers, and National Title Company should have been responsible for the note. I am also entitles to damages, special damages, and punitive damages. I have suffered from unjust enrichment, Title Slander, Defamation, Business Disparagement, Breech of Fiduciary Duty, Fraudulent Concealment, Negligent Misrepresentation, and Emotional distress just to begin with. It will take me years to rebuild the trust of my supporters and donors, from the slander they have caused over the last two and half years. The fact that GLVAR and NRED and Jennings and Fulton had all of the evidence and continued to try to close claims, has added to the PTSD, ANxiety, and Depression I have already felt after the loss of my son. The only people who did the right thing was the Secretary of State, and now the lady that helped me there doesn't work there anymore, so I pray they did not fire her for doing what's right. I also sent the letter from the Expert to GLVAR, NRED, Ingrid Trujillo, Daryl McCloskey, Linda Stratton and LVMPD and they have all ignored me. I asked Deborah Conway to revoke the Deed in which she said her attorney said it looks fine, but would not provide me with the attorneys name or number. I also now found out that a separate notary notarized the actual deed of sale for Bobby Antee, so again the forgery happened at National Title Company by Nikki Bott. Liberty Mutual took 3 moths to process the bond request then denied it based on the sealed divorce opinion that they got from Shumway Van or Jennings and Fulton. I asked Brandon Bains the lawyer at Liberty Mutual, for his bar information in which he ignored me. I sent him all the same evidence that GLVAR, NRED, and LVMPD saw with audio files and the Letter from the Expert and he too chose not to act. Adam Fulton did nothing to advocate on my behalf. Lastly, I found out Jared Jennings never even did family law, yet he showed but to a hearing to help me with my sons siblings, and then represented me in the divorce and in all actuality, he is a civil lawyer and real estate lawyer, so he took the case to manipulate the outcome for the Title Company, Broker, and Mortgage COmpany. I did not deserve any of this, and to lose my only child and have to go through a nightmare like this for nothing is inhumane. The level of dishonesty in ever aspect of this case is disgusting and everyone involved needs to be held accountable for what they have done and the damages they have caused my life. I have had to try to file leaves in both civil cases to amend the complaints and the lawyers at SHUMWAY VAN are now attacking me and trying to win judgements off of my mistakes and the fact that I have no access to what Jennings and Fulton filed for any of my cases because I was taken off service contacts. So Logan would send me one draft to approve in word then upload something completely different

into Odyssey. They did this on the Pretrial memorandum. They has also set Linda Naw's case up to win arbitration through their own manipulation of the trial and my evidence. They could have filed one motion for me when I walked into their off to Quite Title, instead they embezzled over \$12000 in legal fees and then tried to charge me for one day of trial \$18k, but I also believe they were trying to discourage me from going to trial and that didnt work. Jared is still on my family law case and has done nothing to correct it and is preventing me from getting a new lawyer if i could even find one. I filed for divorce 6/2018 and we are now in 7/2020 and I have end in sight. I did nothing to anyone but follow the process and everyone chose to have zero compassion for me or my loss, but saw me as a dollar sign and a way to make money and keep their friends from getting in trouble. This is a huge Mortgage Fraud Crime Circle and they need to be stopped, its not there job to decide who is held accountable for their actions and who is not. Also, Jennings and Fulton also sent my mom to Lukas McCourt for a personal Injury claim in which he drug that case out and then left my mom with \$7k in medical bills and took \$10k for himself. I knew once I found out about Jennings and Fulton and what they were doing to me, that Lukas would also try to screw my mom in which he did. She told him to pay all medical bills before the split and he ignored her and refused.

Explain what measures you have taken to resolve this matter directly with the attorney

Due to the gross legal malpractice, I have not even wanted to speak to them. I sent them a email letting them know I found out what they are doing and to refund the \$12k in which they have all ignored me completely. I then informed them I would be filing a Bar complaint and filing a complaint with civil courts.

I was not able to attach all evidence so I will mail it to your office certified mail, the 301 pages taken out at trial and all emails between me and logan, jared, and adam.

Related File(s)

- [Nikki-Bott-Proof.pdf](#)
- [Id-Notary-Provided.pdf](#)
- [Set-both-up-for-signing.png](#)
- [Linda-saying-we-both-sign.png](#)
- [Hopefully-sh-signs.png](#)
- [65k-was-all-deposit.png](#)
- [Cancel-the-house-january-20-2018.png](#)
- [Bobby-Admits-Everything.m4a](#)
- [Proposed-Divorce-Decree.pdf](#)
- [REQUEST-OF-EXEMPTION-FROM-ARBITRATION.pdf](#)
- [You-didnt-come-to-the-title-company.png](#)
- [Police-report-Bobby-Car-robbery.jpg](#)
- [EXHIBITS-PART-2-ATTORNEY-FEES.pdf](#)
- [Bobby-you-signed-without-me.png](#)
- [Both-will-sign-because-married.png](#)
- [Didnt-know-told-you-can-sign-later.png](#)
- [Text-to-Linda-when-I-found-out.jpg](#)
- [divorce-decree-memo.pdf](#)
- [Antee-offer.pdf](#)
- [5.9.19-Answer-and-Counterclaim-Draft-sent-to-LC-1.pdf](#)
- [1.8.19-Plaintiffs-Motion-for-Partial-Summary-Judgment-draft-sent-to-LC.pdf](#)
- [Abeyance-18343E-Naw-GLVAR-Hearing.pdf](#)
- [Leave-3rd-Part-Complaint-Nikki-Bott-filed.pdf](#)
- [Nikki-Sikalis-Denying.jpg](#)
- [Handwriting-Expert.PDF](#)
- [Bobby-Admitting-I-didnt-know.jpg](#)
- [Cancel-in-writing-to-linda.jpg](#)
- [2.26.19-Settlement-Offer.pdf](#)
- [Damages.pdf](#)
- [Void-ID.jpg](#)
- [Forged-Complaint-Notary-1.PDF](#)
- [Police-Report-Nikki-Bott.pdf](#)
- [Bobby-Antee-CD-closing-disclosure-1.pdf](#)
- [20180119-1325-REC-ALL-1-Deed-Signed-by-Bobby-Different-Notary.pdf](#)
- [12.17.18-Complaint-Linda-Naw.pdf](#)
- [1.27.20-Plaintiffs-Pre-Trial-Memorandum.doc](#)

Exhibit 12



NEVADA



USA
NV

COMMERCIAL DRIVER LICENSE



1 ANTEE
2 LINDSEY SHARRON
8 9564 SCORPION TRACK CT
LAS VEGAS, NV 89178-6247



15 Sex F 16 Hgt 5'11" 17 Wgt 160 18 Eyes BRO
9 Class B 9a End PS 19 Hair BRO 4a Iss 12/26/2017
12 Restr BEM 5 DD 000115229620580839231



4d DL NO. 2101580108
3 DOB 07/04/1983
4b Exp 06/10/2023

Lindsey Antee

