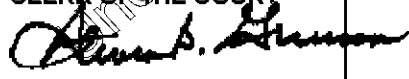


Judgment Page 1 of 13
Russell Shirts Washington County Recorder
04/20/2020 12:57:45 PM Fee \$40.00
LEGAL
4/16/2020 3:03 PM
Steven D. Grierson
CLERK OF THE COURT



1 **ARJ**
2 Natalie C. Lehman, Esq.
3 Nevada Bar No. 12995
4 **FIDELITY NATIONAL LAW GROUP**
5 8363 West Sunset Road, Ste 120
6 Las Vegas, Nevada 89113
7 Telephone: (702) 667-3000
8 Facsimile: (702) 938-8721
9 Email: natalie.lehman@fnf.com
10 Attorneys for *Fidelity National Title Insurance Company, Inc.*
11 L57328

7 **DISTRICT COURT**
8 **CLARK COUNTY, NEVADA**

9 **FIDELITY NATIONAL TITLE INSURANCE**
10 **COMPANY, INC., a Florida corporation**
11 Plaintiff,

Case No. A-11-644620-C
Dept. No. XX

11 vs.

12 **VIRGIN VALLEY VENTURES, LLC, a Nevada**
13 **limited liability company; BRADLEY HARRELL,**
14 **an individual; LEGACY CONSTRUCTION AND**
15 **DEVELOPMENT, a Nevada corporation; PUEBLO**
16 **DESIGN GROUP, LLC d/b/a DESERT MESA**
17 **CONSTRUCTION, a Nevada limited liability;**
18 **CRESENT HARDY, an individual; DOES 1-40,**
19 **DOE CORPORATIONS 1-40.**

AFFIDAVIT FOR RENEWAL OF
JUDGMENT

20 Defendants.

18 STATE OF NEVADA)
19 COUNTY OF CLARK) ss:

20 COMES NOW, the Plaintiff, by and through undersigned counsel, and respectfully
21 represents as follows:

- 22 1. Judgment against the Defendants, **VIRGIN VALLEY VENTURES, LLC,**
23 **BRADLEY HARRELL,** and **PUEBLO DESIGN GROUP, LLC d/b/a DESERT MESA**
24 **CONSTRUCTION** was entered on April 23, 2014, in the amount of \$590,595.88;
- 25 2. That there is not any outstanding writ of execution for the enforcement of the
26 judgment;
- 27 3. \$690.19 has been credited to the judgment;
- 28 4. There are not setoffs or counterclaims in favor of the judgment debtor;

1 5. Judgment due is in the amount of \$589,905.69, plus legal interest at the
2 statutory per annum rate of:

3	5.25% from March 14, 2014 to December 31, 2015 =	\$55,746.25
4	5.5% from January 1, 2016 to December 31, 2016 =	\$32,444.82
5	5.75% from January 1, 2017 to June 30, 2017 =	\$16,959.79
6	6.25% from July 1, 2017 to December 31, 2017 =	\$18,434.56
7	6.5% from January 1, 2018 to June 30, 2018 =	\$19,171.94
8	7.0% from July 1, 2018 to December 31, 2018 =	\$20,646.70
9	7.5% from January 1, 2019 to December 31, 2019 =	\$44,242.93
10	6.75% from January 1, 2020 to present =	<u>\$ 7,527.90</u>
11	Total Interest =	\$215,174.89

12 for a total outstanding judgment of **\$805,080.58**;

13 6. The Judgment dated April 23, 2014, was recorded with the Clark County
14 Recorder on July 25, 2014 as Instrument No. 20140725-0001276 attached hereto as **Exhibit 1**.

15 7. The Judgment dated April 23, 2014, was also domesticated in Washington
16 County, Utah, assigned civil case number 156500081 and recorded at Washington County
17 Recorder's Office on May 31, 2016 as Document number 20160019089 attached hereto as
18 **Exhibit 2**.

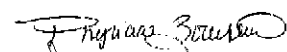
19 Dated: April 16, 2020.

FIDELITY NATIONAL LAW GROUP

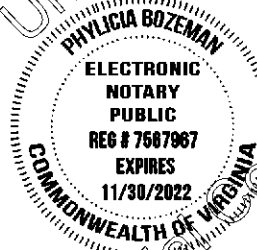
Natalie C. Lehman

Natalie C. Lehman, Esq.
Nevada Bar No. 12995
8363 West Sunset Road, Suite 120
Las Vegas, Nevada 89113
Attorneys for Judgment Creditor

25 SUBSCRIBED AND SWORN to before
me this 16 day of April, 2020.

26 

27 NOTARY PUBLIC



CERTIFICATE OF SERVICE

The undersigned employee of Fidelity National Law Group hereby certifies that she served a copy of the foregoing **AFFIDAVIT OF RENEWAL OF JUDGMENT** upon the following parties on the date below entered (unless otherwise noted), at the fax numbers and/or addresses indicated below by: [X] (i) placing said copy in an envelope, first class postage prepaid, in the United States Mail at Las Vegas, Nevada, [] (ii) via facsimile, [] (iii) via courier/hand delivery, [] (iv) via overnight mail, [] via the Court's electronic filing system (NVefile), and/or [] (v) via electronic delivery (email).

Desert Mesa Construction, a Nevada limited liability company
P.O. Box 840
Mesquite, Nevada 89024

Bradley Harrell
3500 Robin Court
Santa Clara, Utah 84765

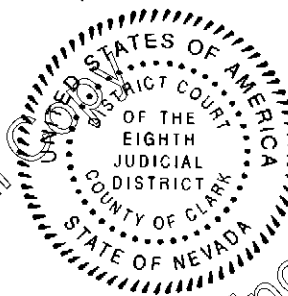
Virgin Valley Ventures, LLC
3500 Robin Court
Santa Clara, Utah 84765

DATED: 04/16/2020

/s/ Lace Engelman

An employee of Fidelity National Law Group

April 17, 2020



**CERTIFIED COPY
ELECTRONIC SEAL (NRS 1.190(3))**

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Exhibit 1

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Inst #: 20140725-0001276

Fees: \$21.00

N/C Fee: \$0.00

07/25/2014 12:43:56 PM

Receipt #: 2100227

Requestor:

FIRST LEGAL INVESTIGATIONS

Recorded By: TAH Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# _____

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

SUMMARY JUDGMENT FOR MONETARY DAMAGES

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

Wayne Hillers

RETURN TO: Name Fidelity National Law Group

Address 2355 E. Camelback Road, Ste. 900

City/State/Zip Phoenix, AZ 85016

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Address _____

City/State/Zip _____

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CLERK OF THE COURT

1 **MSJD**
2 Marni Rubin-Watkins, Esq.
3 Nevada Bar No. 9674
4 FIDELITY NATIONAL LAW GROUP
5 2450 St. Rose Parkway, Ste. 150
6 Henderson, Nevada 89074
7 Telephone: (702) 667-3000
8 Fax: (702) 697-2020
9 Email: marni.watkins@fnf.com
10 Attorneys for Fidelity National Title
11 Insurance Company, Inc.

9 **DISTRICT COURT**

10 **CLARK COUNTY, NEVADA**

11 FIDELITY NATIONAL TITLE
12 INSURANCE COMPANY, INC., a Florida
13 corporation

Case No. A-11-644620-C

14 Plaintiff,

Dept. No. XX

15 vs.

**SUMMARY JUDGMENT FOR
MONETARY DAMAGES**

16 VIRGIN VALLEY VENTURES, LLC, a
17 Nevada limited liability company;
18 BRADLEY HARRELL, an individual;
19 LEGACY CONSTRUCTION AND
20 DEVELOPMENT, a Nevada corporation;
21 PUEBLO DESIGN GROUP, LLC d/b/a
22 DESERT MESA CONSTRUCTION, a
23 Nevada limited liability; CRESENT
24 HARDY, an individual; DOES 1-40, DOE
25 CORPORATIONS 1-40,

26 Defendants.

27 THE COURT, having reviewed and granted Plaintiff's, FIDELITY NATIONAL
28 TITLE INSURANCE COMPANY, INC.'s, unopposed Motion for Summary Judgment
for Monetary Damages, and finding good cause appearing:

IT IS HEREBY ADJUDGED that Judgment be entered for Plaintiff, FIDELITY
NATIONAL TITLE INSURANCE COMPANY, INC., against Defendants VIRGIN
VALLEY VENTURES, LLC, BRADLEY HARRELL., and PUEBLO DESIGN GROUP,

///

///

RECEIVED
MAR 17 2014
CLERK OF THE COURT

Fidelity National
Law Group
2450 St. Rose Parkway, Ste. 150
Henderson, Nevada 89074

MAR 18 2014

1 LLC d/b/a DESERT MESA CONSTRUCTION in the amount of \$590,595.88.

2 Dated MAR 18 2014

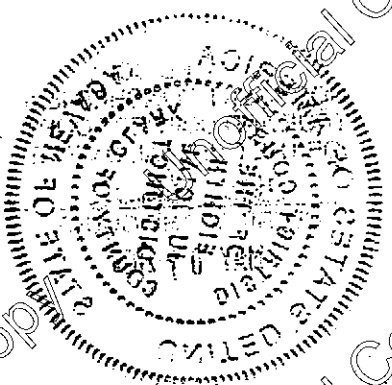
3
4 James T. Tate
Clark County District Court Judge

5
6
7
8 Respectfully submitted this 12th day of March, 2014, by:

9
10
11 Marni Rubin-Watkins
12 Marni Rubin-Watkins, Esq.
13 Nevada Bar No. 9674
14 Fidelity National Law Group
2450 St. Rose Parkway, Ste. 150
15 Henderson, Nevada 89074
Attorney for Fidelity National Title
Insurance Company, Inc.

16
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28
CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE
Alan S. Johnson
CLERK OF THE COURT
MAY 07 2014

STATE OF WISCONSIN
COUNTY OF WASHINGTON



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1 **AFFT**
 2 **CHRISTINA H. WANG, ESQ.**
 Nevada Bar No. 9713
 3 **MARNI WATKINS, ESQ.**
 Nevada Bar. No. 9674
 4 **FIDELITY NATIONAL LAW GROUP**
 2450 St. Rose Pkwy., Ste. 150
 Henderson, Nevada 89074
 5 Telephone: (702) 667-3000
 Facsimile: (702) 697-2020
 6 Email: christina.wang@fnf.com
 Email: marni.watkins@fnf.com
 7 Attorneys for Plaintiffs
 Fidelity Title Insurance Company
 8 L57328

DISTRICT COURT

CLARK COUNTY, NEVADA

11 **FIDELITY TITLE INSURANCE COMPANY,**
 INC. a Florida corporation,

) Case No.: A-11-644620-C

) Dept. No.: XX

) Plaintiffs,

vs.

) **AFFIDAVIT OF CHRISTINA WANG,**
) **ESQ. PURSUANT TO N.R.S. 17.150(2)**
) **IN SUPPORT OF RECORDATION**
) **OF JUDGMENT**

14 **VIRGIN VALLEY VENTURES, LLC,** a Nevada
 15 limited liability company; **BRADLEY HARRELL,**
 an individual; **LEGACY CONSTRUCTION AND**
 16 **DEVELOPMENT,** a Nevada corporation; **PUEBLO**
 17 **DESIGN GROUP, LLC d/b/a DESERT MESA**
 CONSTRUCTION, a Nevada limited liability
 corporation, **CRESCENT HARDY,** an individual;

) Defendants.

20 STATE OF NEVADA)

) :SS

21 COUNTY OF CLARK)

22 **CHRISTINA H. WANG, ESQ.,** being first duly sworn upon her oath, states and affirms

23 as follows:

- 24 1. That affiant is counsel for Plaintiff in the above-entitled matter.
- 25 2. That to the best of affiant's knowledge, the last known address of the Judgment

26 Debtors are as follows:

- 27 a) Virgin Valley Ventures, LLC: revoked LLC, 3500 Robin Court, Santa
 Clara, UT 84765.
- 28

1 b) PUEBLO DESIGN GROUP, LLC d/b/a/ DESERT MESA
2 CONSTRUCTION: revoked LLC, P.O. Box 840, Mesquite, NV 89024

3 c) BRADLEY HARRELL: 3500 Robin Court, Santa Clara, UT 84765

4 3. Defendants were not represented by an attorney.

5 4. The Judgment signed on March 18, 2014 was in the principal amount of
6 \$590,595.88.

7 5. The last four digits of the Judgment Debtor's driver's license is unknown.

8 6. The last four digits of the Bradley Harrell's social security number is 8370.

9 7. No payment or monies have been received since the Judgment was entered on
10 April 24, 2014; there are no pending or outstanding Writs of Execution for enforcement of the
11 Judgment.

12 8. There are no off-sets or counterclaims in favor of the Judgment Debtors, nor are
13 there any unsettled or undetermined payments or credits not otherwise accounted for with respect
14 to the present balance owing.

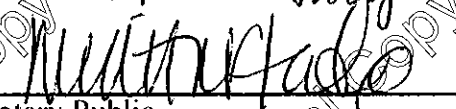
15 9. The exact amount due on the Judgment is \$590,595.88 as of the date of this
16 Affidavit.

17 FURTHER AFFIANT SAYETH NAUGHT.

18 DATED this 21st day of July, 2014.

19 
20 CHRISTINA H. WANG, ESQ.

21 SUBSCRIBED and SWORN to before
22 me this 21st day of July 2014.

23 
24 Notary Public



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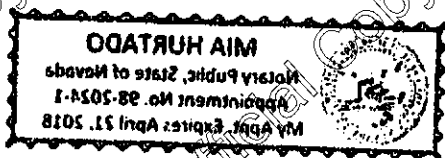
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Exhibit 2

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Ann B. Shuman
CLERK OF THE COURT

1 MSJD
2 Marni Rubin-Watkins, Esq.
3 Nevada Bar No. 9674
4 FIDELITY NATIONAL LAW GROUP
5 2450 St. Rose Parkway, Ste. 150
6 Henderson, Nevada 89074
7 Telephone: (702) 667-3000
8 Fax: (702) 697-2020
9 Email: marni.watkins@fnf.com
10 Attorneys for Fidelity National Title
11 Insurance Company, Inc.

DOC # 20160019089

Judgment Page 1 of 6
Russell Shortt Washington County Recorder
05/13/2016 12:46:51 PM Fee \$ 24.00
By: CLERK: BRYAN W



DISTRICT COURT
CLARK COUNTY, NEVADA

FIDELITY NATIONAL TITLE
INSURANCE COMPANY, INC., a Florida
corporation

Case No. A-11-644620-C

Plaintiff,

Dept. No. XX

vs.

VIRGIN VALLEY VENTURES, LLC, a
Nevada limited liability company;
BRADLEY HARRELL, an individual;
LEGACY CONSTRUCTION AND
DEVELOPMENT, a Nevada corporation;
PUEBLO DESIGN GROUP, LLC d/b/a
DESERT MESA CONSTRUCTION, a
Nevada limited liability; CRESENT
HARDY, an individual; DOES 1-40, DOE
CORPORATIONS 1-40,

**SUMMARY JUDGMENT FOR
MONETARY DAMAGES**

Defendants.

THE COURT, having reviewed and granted Plaintiff's, FIDELITY NATIONAL
TITLE INSURANCE COMPANY, INC.'s, unopposed Motion for Summary Judgment
for Monetary Damages, and finding good cause appearing:

IT IS HEREBY ADJUDGED that Judgment be entered for Plaintiff, FIDELITY
NATIONAL TITLE INSURANCE COMPANY, INC., against Defendants VIRGIN
VALLEY VENTURES, LLC, BRADLEY HARRELL, and PUEBLO DESIGN GROUP.

///
///

RECEIVED
MAR 17 2014
CLERK OF THE COURT

Fidelity National
Law Group
2450 St. Rose Parkway, Ste. 150
Henderson, Nevada 89074

MAR 16 2014