

When recorded mail to:  
 Stewart Title  
 1650 N. Lucerne  
 Minden, NV 89423

**QUITCLAIM AND  
 ABANDONMENT OF EASEMENT**

WHEREAS, RONALD SIMEK executed a non-exclusive ingress and egress right of way easement (see Exhibit "A") over fifty feet (50') of that certain real property situate in the County of Douglas, State of Nevada, more particularly described in Exhibits "B" and "C" attached hereto, as evidenced by Deed of Easement recorded January 24, 1995, in Book 195, Page 147, as Document No. 354907, Official Records of Douglas County, Nevada; and

WHEREAS, subsequent to said easement, RONALD SIMEK sold the following parcels which had a beneficial interest on said easement appurtenant to said properties:

(1) By Joint Tenancy Deed recorded March 12, 1996, in Book 396, Page 1553, Document No. 383007, Official Records of Douglas County, Nevada, to COY SANDERS and NANCY SANDERS, husband and wife, as Joint Tenants with right of survivorship, that certain real property situate in the County of Douglas, State of Nevada, more particularly described in Exhibit "D" attached hereto;

(2) By Grant, Bargain and Sale Deed recorded February 20, 1997, in Book 297, Page 2799, Document No. 406995, Official Records of Douglas County, Nevada, to SUE WILSON, an unmarried woman, that certain real property situate in the County of Douglas, State of Nevada, more particularly described in Exhibit "E" attached hereto;

and

WHEREAS, RONALD SIMEK, COY SANDERS and NANCY SANDERS, and SUE WILSON are no longer utilizing said easement.

IT IS HEREINAFTER AGREED that the undersigned hereby remise, release and forever quitclaim and abandon all their right, title and interest in and to that certain easement recorded January 24, 1995, in Book 195, Page 147, Document No. 354907, Official Records of Douglas County, Nevada, more particularly described in Exhibit "A" attached hereto.

TOGETHER WITH, all and singular, the tenements, the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year first above written.

*Ronald Simek*  
RONALD SIMEK

\_\_\_\_\_  
COY SANDERS

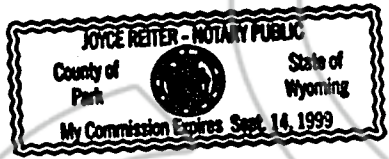
\_\_\_\_\_  
NANCY SANDERS

*Sue Wilson*  
SUE WILSON

WYOMING  
STATE OF ~~NEVADA~~ )  
                  PARK : ss.  
COUNTY OF ~~DOUGLAS~~ )

This instrument was acknowledged before me on  
March 21, 1997, by RONALD SIMEK, a ~~married~~ <sup>single</sup> man.

*Joyce Reiter*  
Notary Public



IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year first above written.

\_\_\_\_\_  
RONALD SIMEK

*Coy Sanders*  
\_\_\_\_\_  
COY SANDERS

*Nancy Sanders*  
\_\_\_\_\_  
NANCY SANDERS

\_\_\_\_\_  
SUE WILSON

STATE OF NEVADA )  
                          : ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on \_\_\_\_\_, 1997, by RONALD SIMEK, a married man.

\_\_\_\_\_  
Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

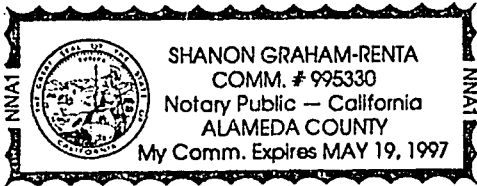
State of California

County of Alameda

On March 20, 1997 before me, Shanon Graham-Renta, Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Coy Sanders and Nancy Sanders \*\*\*\*\*,  
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Shanon Graham-Renta*  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Quitclaim and Abandonment of Easement

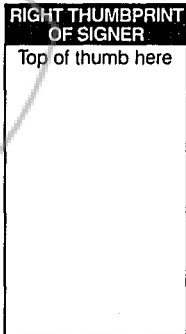
Document Date: March 18, 1997 Number of Pages: 8

Signer(s) Other Than Named Above: Ronald Simek and Sue Wilson (not yet signed)

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Coy Sanders

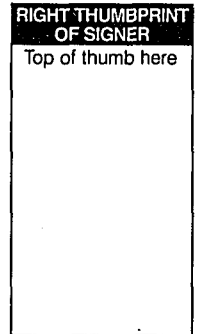
- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

Signer's Name: Nancy Sanders

- Individual
- Corporate Officer
- Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

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SEAL

STATE OF NEVADA )  
 : SS.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on \_\_\_\_\_, 1997, by COY SANDERS and NANCY SANDERS, husband and wife.

\_\_\_\_\_  
Notary Public

STATE OF NEVADA )  
 : SS.  
COUNTY OF DOUGLAS )

March 25 This instrument was acknowledged before me on \_\_\_\_\_, 1997, by SUE WILSON, an unmarried woman.

L. Hendrick  
Notary Public



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# Exhibit "A"

## DESCRIPTION Fifty Foot Access Easement

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A fifty foot (50') wide easement for access located within a portion of the Northwest one-quarter (NW¼) of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Section 6 per Parcel Map for June Irene Rolph as recorded in the Office of Recorder, Douglas County, Nevada on March 16, 1982 as Document No. 65928;

thence along the North line of said Section 6 North 89°58'09" East, 1529.20 feet;

thence South 00°54'59" East, 545.74 feet;

thence South 00°38'25" East, 628.28 feet to a point on the south line of an existing 41 foot ditch irrigation and maintenance easement as shown on the Land Division Map for Ronald L. Simek as recorded in the Office of Recorder, Douglas County, Nevada in Book 693, at Page 7076 as Document No. 311336, THE POINT OF BEGINNING;

thence North 89°11'09" East, 437.52 feet;

thence North 89°27'44" East, 108.59 feet;

thence along the arc of a curve to the left having a radius of 200.00 feet, central angle of 37°05'13" and an arc length of 129.46 feet;

thence North 52°22'31" East, 70.79 feet;

thence along the arc of a curve to the right having a radius of 250.00 feet, central angle of 37°05'13" and an arc length of 161.82 feet;

thence North 89°27'44" East, 44.77 feet to a point on the West right-of-way of State Route 88;

thence along said West right-of-way South 00°31'12" East, 50.00 feet;

thence South 89°27'44" West, 44.77 feet;

thence along the arc of a curve to the left having a radius of 200.00 feet, central angle of 37°05'13" and an arc length of 129.46 feet;

thence South 52°22'31" West, 70.89 feet;

thence along the arc of a curve to the right having a radius of 250.00 feet, central angle of 37°05'13" and an arc length of 161.82 feet;

thence South 89°27'44" West, 108.47 feet;

thence South 89°11'09" West, 437.47 feet;

thence South 89°57'41" West, 50.61 feet;

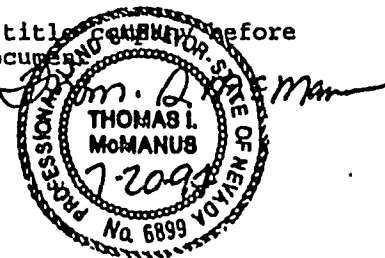
thence North 00°02'19" West, 50.00 feet;

thence North 89°57'41" East, 50.00 feet to the POINT OF BEGINNING, containing 1.15 acres, more or less.

The basis of bearing for this description is the north line of said Section 6 per said Parcel Map for June Irene Rolph.

Note: Refer this description to your title before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2294  
Minden, Nevada 89423



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# EXHIBIT B

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas,, described as follows:

A parcel of land located within a portion of the Northwest one-quarter (NW 1/4) of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northwest corner of Section 6 per Parcel Map for June Irene Rolph as recorded in the Office of Recorder, Douglas County, Nevada on March 16, 1982 as Document No. 65928; thence along the West line of said Section 6 South 00 degree 02'19" East, 2606.02 feet;  
thence North 89 degrees 38'29" East, 1100.97 feet to THE POINT OF BEGINNING;  
thence along the centerline of an existing irrigation ditch the following four courses:  
North 08 degrees 52'51" West, 322.93 feet;  
North 06 degrees 17'16" East, 220.80 feet;  
North 88 degrees 24'05" East, 479.39 feet;  
North 00 degree 44'21" West, 874.21 feet;  
thence along the South line of an existing 41 foot ditch irrigation and maintenance easement as shown on the Land Division Map for Ronald L. Simek as recorded in the Office of Recorder, Douglas County, Nevada in Book 693, at Page 7076 as Document No. 311336  
North 89 degrees 11'09" East, 437.52 feet;  
thence along said South line of exiting ditch easement  
North 89 degrees 27'44" East, 108.59 feet;  
thence along the arc of a curve to the left having a radius of 200.00 feet, central angle of 37 degrees 05'13" and a arc length of 129.46 feet;  
thence North 52 degrees 22'31" East, 70.89 feet;  
thence along the arc of a curve to the right having a radius of 250.00 feet, central angle of 37 degrees 05'13" and an arc length of 161.82 feet;  
thence North 89 degrees 27'44" East, 44.77 feet to a point on the West right-of-way of State 88;  
thence along said West line of State Route 88 South 00 degree 31'12" East, 1560.54 feet;  
thence South 89 degrees 34'29" West, 1268.03 feet;  
thence South 89 degrees 38'29" West, 105.91 feet to the POINT OF BEGINNING.

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Said land is also shown as Adjusted Parcel A on that certain Record of Survey to support a boundary line adjustment for Ronald Simek filed for record on January 24, 1995, in Book 195, Page 3157, as Document No. 354909 in the office of the Douglas County Recorder, State of Nevada, Official Records.

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

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# EXHIBIT "C"

## LEGAL DESCRIPTION

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

The land referred to herein is situated in the State of Nevada, County of Douglas,, described as follows:

A parcel of land located within a portion of the Northwest one-quarter (NW 1/4) of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northwest corner of Section 6 per Parcel Map for June Irene Rolph as recorded in the Office of Recorder, Douglas County, Nevada on March 16, 1982 as Document No. 65928; thence along the West line of said Section 6 South 00 degree 02'19" East, 1174.12 feet to THE POINT OF BEGINNING;

thence North 89 degrees 57'41" East, 1544.17 feet;

thence along the centerline an existing irrigation ditch the following four courses:

South 00 degree 44'21" East, 874.21 feet;

South 88 degrees 24'05" West, 479.39 feet;

South 06 degrees 17'16" West, 220.80 feet;

South 08 degrees 52'51" East, 322.93 feet;

thence South 89 degrees 38'29" West, 1100.27 feet to a point on said West line of Section 6;

thence along said West line North 00 degree 02'19" West, 1431.90 feet to the POINT OF BEGINNING.

Said land is also shown as Adjusted Parcel D on that certain Record of Survey to support a boundary line adjustment for Ronald Simek filed for record on January 24, 1995, in Book 195, Page 3157, as Document No. 354909 in the office of the Douglas County Recorder, State of Nevada, Official Records.

Together with a non-exclusive ingress and egress 50 foot right-of-way easement as conveyed in deed Recorded January 29, 1996 in Book 196, Page 4796 as Document No. 379928, and rerecorded February 29, 1996, in Book 296, Page 4888 as Document No. 382297, Douglas County, Official Records.

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**EXHIBIT D**  
**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Nevada, County of Douglas,, described as follows:

A parcel of land located within a portion of the Northwest one-quarter (NW 1/4) of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Northwest corner of Section 6 per Parcel Map for June Irene Rolph as recorded in the Office of Recorder, Douglas County, Nevada on March 16, 1982 as Document No. 65928;

thence along the North line of said Section 6 North 89 degrees 58'09" East, 1529.20 feet; thence along the centerline of an existing irrigation ditch South 00 degree 54'59" East, 545.74 feet; thence along said centerline South 00 degree 38'25" East, 628.28 feet; thence South 89 degrees 57'41" West, 1544.17 feet to a point on the West line of said Section 6; thence along said West line North 00 degree 02'19" West, 1174.12 feet to THE POINT OF BEGINNING, containing 41.43 acres, more or less.

Said land is also shown as Adjusted Parcel C on that certain Record of Survey to support a boundary line adjustment for Ronald Simek filed for record on January 24, 1995, in Book 195, Page 3157, as Document No. 354909 in the office of the Douglas County Recorder, State of Nevada, Official Records.

Together with a non-exclusive ingress and egress 50 foot right-of-way easement as conveyed in deed Recorded January 14, 1995 in Book 195, Page 3147 as Document No. 354907, Douglas County, Official Records.

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'97 MAR 26 AIO:11

LINDA SLATER  
RECORDER

\$ 16.00 PAID k2 DEPUTY

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