

STEWART TITLE
1650 N Lucerne
MINDEN, NEVADA 89423
000300134

RELEASE OF LEASE

THIS RELEASE is made and entered into this 7th day of February, 2000 by and between PETER C. SIMON, an unmarried man hereinafter "Lessor", and MICHAEL W. SELLARS AND RENEE D. SELLARS, husband and wife as community property, hereinafter "Lessee",

WITNESSETH:

WHEREAS, on March 11, 1998, PETER C. SIMON, a married man as his sole and separate property, "Lessor", entered into a Lease with Option to Purchase with MICHAEL W. SELLARS AND RENEE D. SELLARS, husband and wife, "Lessee's", which was evidenced by Memorandum of Lease recorded April 10, 1998, in Book 0498, Page 1772, as Document No. 0436996, Official Records of Douglas County, Nevada, for certain real property situate in the County of Douglas, State of Nevada, being Assessor's Parcel No. 37-170-04, commonly known as 4100 Topaz Ranch Drive Wellington, Nevada, and more particularly described as follows:

Lot 15, as shown on the map of TOPAZ RANCH ESTATES NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada on December 4, 1963, in Book 20, Page 717, as Document No. 23962.

WHEREAS, the Lessor and Lessee are desirous of releasing and cancelling this Lease with Option to Purchase.

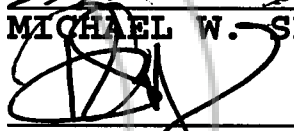
NOW, THEREFORE, the parties hereto release and cancel the Lease with Option to Purchase above described and hold the other harmless from any and all matters arising out of said lease.

IN WITNESS WHEREOF, the parties have caused this Release of Lease with Option to Purchase to be executed the day and year first above written.


PETER C. SIMON

"Lessor"


MICHAEL W. SELLARS


RENEE D. SELLARS

"Lessee"



STATE OF NEVADA)

ss.

COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 2/7/2000, 2000, by PETER C. SIMON


Notary Public

STATE OF NEVADA)

ss.

COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 2/7/2000, by MICHAEL W. SELLARS AND RENEE D. SELLARS


Notary Public



0486141

BK0200PG1875

COPY

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 FEB 11 AM 11:04

LINDA SLATER
RECORDER

\$^{8.00} PAID *RS* DEPUTY

0486141

BK0200PG1876