

RECORDING REQUESTED BY/  
WHEN RECORDED RETURN TO

Al Nunes  
PO Box 10934  
Zephyr Cove, NV 89448



00032245201608783150030035

KAREN ELLISON, RECORDER

MAIL TAX STATEMENTS TO:

Same as above

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#### TERMINATION AND RELEASE OF GARAGE LEASE AGREEMENT

This Agreement ("Agreement") is entered into by and among Albert J. Nunes and Carol Lee Nunes (collectively "Nunes") and Richard K. Gardner and Kathleen Ann Gardner (collectively "Gardner"). This Agreement is made with reference to the following facts:

- A. Gardner is the owner of parcel 2 of Final Parcel Map recorded August 20, 1997, in Book 897, Page 3450, as Document No. 419754 of Official Records of Douglas County, Nevada (the "Gardner Parcel").
- B. Nunes is the owner of parcel 3 of Final Parcel Map recorded August 20, 1997, in Book 897, Page 3450, as Document No. 419754 of Official Records of Douglas County, Nevada (the "Nunes Parcel").
- C. Prior hereto, the owners of the parcels described in paragraphs A. and B. above, or their predecessors in interest, entered into an agreement (the "Garage Lease Agreement") pursuant to which Gardner was entitled to lease one-half (½) of a two car garage located on the Nunes Parcel. An executed original of the Garage Lease Agreement was recorded as Document Number 0503534 in the Official Records of Douglas County, Nevada.
- D. Prior hereto, the parcels of real property described in paragraphs A. and B. above were subject to the terms and conditions of a "Second Amended and Restated Agreement of Common Ownership and Maintenance," (the "Common Ownership Agreement") which was recorded as Document Number 0628501 in the Official Records of Douglas County. Section 3. of the Common Ownership Agreement provides that Nunes is entitled to

terminate the Garage Lease Agreement with respect to the Gardner Parcel under certain conditions which have occurred.


- E. Nunes and Gardner agreed to the termination of the Garage Lease Agreement with respect to the Gardner Parcel.
- F. The parties agreed to record this Agreement for the purpose of memorializing the termination of the Garage Lease Agreement with respect to Gardner, Gardner's successors in interest, and the Gardner Parcel.

NOW THEREFORE THE PARTIES AGREE AND CONFIRM AS FOLLOWS:

- 1. For valuable consideration received by Gardner, Nunes and Gardner terminated the Garage Lease Agreement effective January 1, 2016.
- 2. General Provisions.
  - 2.1. This Agreement contains the entire agreement between the parties relating to the transactions contemplated hereby and all prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement.
  - 2.2. This Agreement may be executed in several counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

**Nunes**

Date: 3-18-2016

  
\_\_\_\_\_  
Albert J. Nunes

Date: 3/19/2016

  
\_\_\_\_\_  
Carol Lee Nunes

**Gardner**

Date: 2/10/16

Richard K Gardner  
Richard K. Gardner

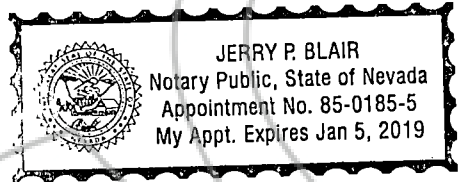
Date: 2/10/16

Kathleen Ann Gardner  
Kathleen Ann Gardner

State of Nevada

County of DOUGLAS

This instrument was acknowledged before me on March 18, 2016, by Albert J. Nunes and Carol Lee Nunes.



Jerry P. Blair  
(Signature of Notarial Officer)

State of Nevada

County of DOUGLAS

This instrument was acknowledged before me on 02/10/2016, by Richard K. Gardner and Kathleen Ann Gardner.



Jerry P. Blair  
(Signature of Notarial Officer)