



KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO**

JAMES R. HALES, ESQ.  
P.O. Box 2080  
Minden, NV 89423

**MAIL TAX STATEMENTS TO:**

Samuel Present  
854 Sheridan Lane  
Gardnerville, NV 89460  
APNs: 1219-14-002-004

**ABANDONMENT OF EASEMENT**

THIS ABANDONMENT OF EASEMENT is made this 9 day of February, 2018 by Thomas J. Dunkelman and Diane M. Dunkelman (collectively "Dunkelmans").

WHEREAS, Dunkelmans are collectively owners of that certain interest in real property described as Exhibit 1 hereto.

AND WHEREAS, the parties mutually desire an abandonment of any easement affecting certain real property owned by Samuel D. Present, as Trustee of The Samuel D. Present Trust No. 1, ("Present"), as further described on Exhibit 2 hereto;

AND WHEREAS, it is to the mutual benefit of Dunkelmans and Present to eliminate any such easement.

NOW THEREFORE, Dunkelmans hereby act as follows:

Dunkelmans, in exchange for \$10.00 and other good and valuable consideration, in hand received, hereby irrevocably abandon, cancel, and quitclaim to Present any and all interest in the 15 foot private access easement for ingress and egress created and/or described by those certain documents, recorded as Document No. 293657, Book 1192, Page 3651, and Document No. 293658, Book 1192, Page 3652 both recorded on November 20, 1992, in Douglas County, Nevada Recorder's office. This abandonment includes any and all claims of any type of easement for such area to which Dunkelmans may be owners of the dominant estate, and otherwise abandon, cancel, disclaim, and abandon any and all interest in the area of such easement and the roadway or driveway. The foregoing shall be effective on the date signed

by the Dunklemans as noted below. After such time, Dunkelmans (including but not limited to guests, invites, heirs, successors, and assigns) shall have no right to use such easement and/or enter upon the geographic area for such easement, and the property described in Exhibit 1 shall not be a dominant estate of such easement and/or include such easement as an appurtenance or otherwise.

The easement that is abandoned pursuant to this agreement is also referenced in Document 708910 filed in Book 0907 at Page 1474 in the Douglas County, Nevada Recorder's office.

Dunkelmans further represent and warrant that they have not granted any right or license to any other party to the easement, and that they have provided no easement right or license to any person to cross the Dunkelmans' land from Merlyn Court to any point of the easement.

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

Dunkelmans have duly executed this Abandonment of Easement this 9 day of February, 2018.

Thomas J. Dunkelman  
THOMAS J. DUNKELMAN

Diane M. Dunkelman  
DIANE M. DUNKELMAN

THE SAMUEL D. PRESENT TRUST NO. 1

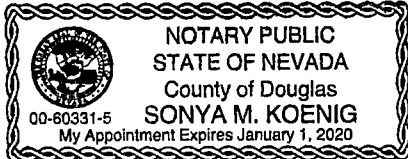
Samuel Present, Trustee 1/22/18  
SAMUEL PRESENT, Trustee

STATE OF NEVADA            )  
  )ss  
COUNTY OF DOUGLAS    )

This instrument entitled "Abandonment of Easement" was acknowledged before me on ~~2/9~~ 2/9 2018, by Thomas J. Dunkelman.

WITNESS my hand and official seal.


Sonya M. Koenig  
NOTARY PUBLIC  
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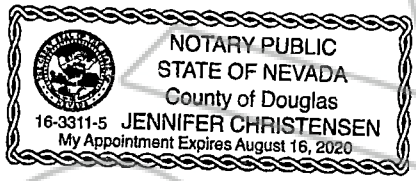


STATE OF NEVADA        )  
                                  )ss  
COUNTY OF DOUGLAS    )

This instrument entitled "Abandonment of Easement" was acknowledged before me on Feb 9, 2018, by Diane M. Dunkelman

WITNESS my hand and official seal.

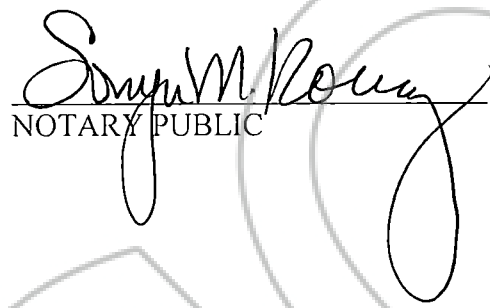
  
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NOTARY PUBLIC

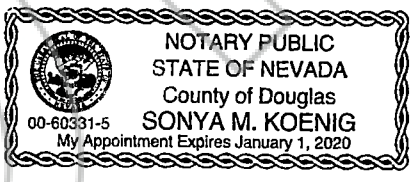


STATE OF NEVADA        )  
                                  )ss  
COUNTY OF DOUGLAS    )

This instrument entitled "Abandonment of Easement" was acknowledged before me on Jan 22, 2018, by Samuel Present, trustee of the Samuel D. Present Trust No. 1.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
NOTARY PUBLIC



DESCRIPTION  
APN 1219-15-002-043

(OWNERS: Thomas J. Dunkelman and Diane M. Dunkelman)

A private access easement 15.00 feet in width for ingress and egress purposes lying adjacent to, parallel with and Northwesterly of the Southeasterly line of said premises, as reserved in Document No. 293657, Book 1192, Page 3651, and Document No. 293658, Book 1192, Page 3652 both recorded on November 20, 1992, in Douglas County, Nevada Recorder's office.

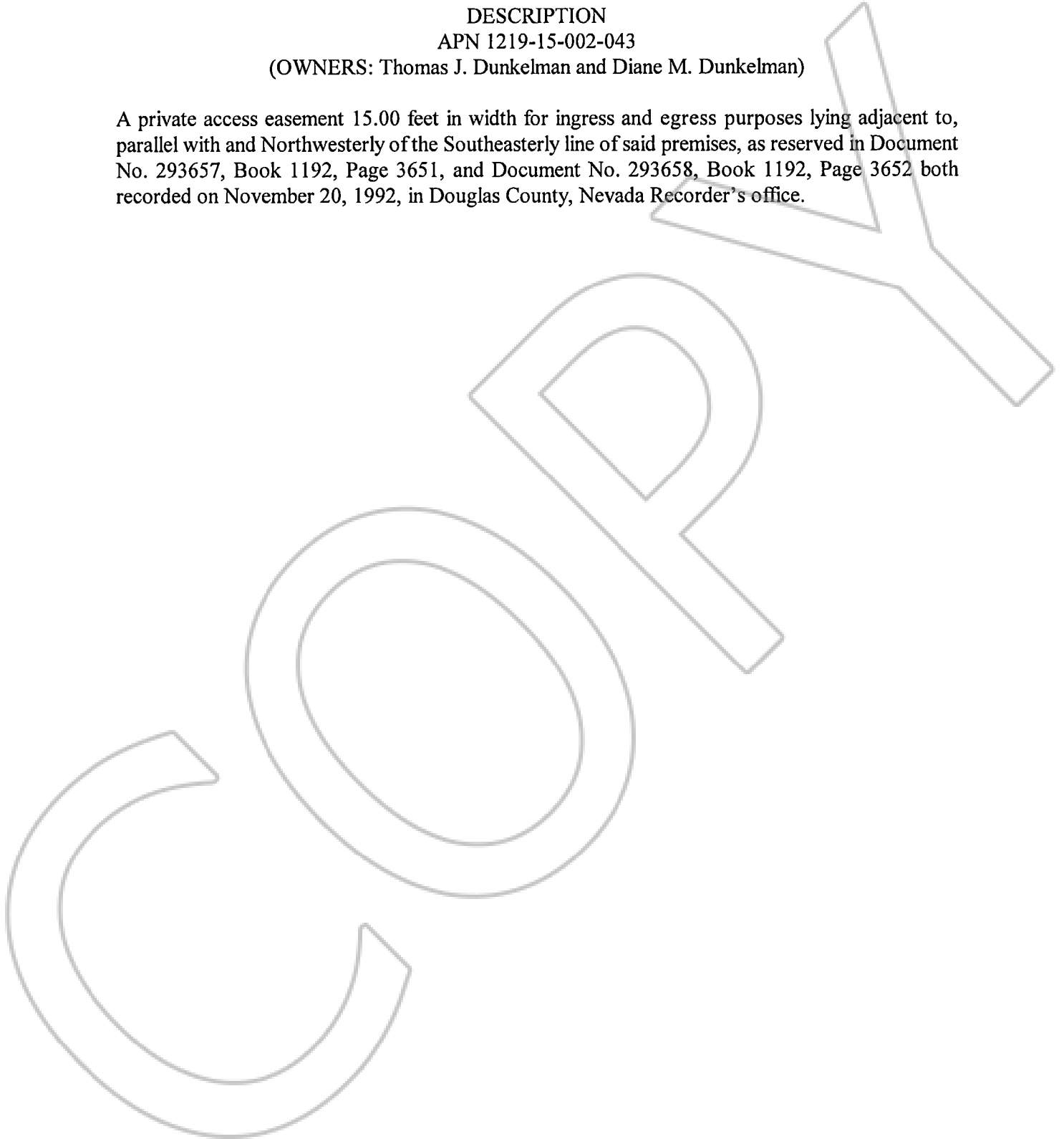


EXHIBIT 2 TO ABANDONMENT OF EASEMENT  
(OWNER: Samuel D. Present, as Trustee of The Samuel D. Present Trust No. 1)

LEGAL DESCRIPTION

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

All that certain lot, piece, or parcel of land situate in the West ½, Section 14, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, described as follows:

A boundary line adjustment between Revised Parcel 2 and Revised Parcel 3 of the Weyher Construction Co. Parcel Map and Revised Parcel 2 of the Colley, Gordon Parcel Map as shown on that Record of Survey for: Dorothy Colley and Diane Gordon filed for record in Book 1286 at page 3238 as Document Number 147357, Official Records of Douglas County, Nevada also known as Assessors Parcel Numbers 19-212-44, 19-212-45 and 19-212-47 respectively and more particularly described as follows:

Commencing at the Northeast corner of Colley, Gordon Revised Parcel 2 as shown on aforesaid Record of Survey which point is the TRUE POINT OF BEGINNING and from which point the North 1/4 corner of aforesaid Section 14 bears North 41° 31' 44" East a distance of 3,356.53 feet; thence from aforesaid Northeast corner along the east line of said parcel South 25° 54' 52" East a distance of 156.50 feet to the Northeast corner of the Colley, Gordon Revised Parcel 1; thence along the line between said Revised Parcel 1 and 2 and the extension thereof South 64° 00' 25" West a distance of 264.64 feet; thence leaving said line, North 38° 08' 52" West a distance of 125.14 feet; thence North 31° 45' 55" West a distance of 34.34 feet; to the North line of said Colley, Gordon Revised Parcel 2; thence along said line North 64° 00' 25" East a distance of 294.66 feet to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey recorded November 20, 1992, in Book 1192, Page 3651, as Document No. 293657, and Trust Transfer Deed recorded February 27, 2013 in Book 0213, Page 7402 as Document No. 0819037.