

DOUGLAS COUNTY, NV

2018-913289

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ETRCO

KAREN ELLISON, RECORDER

APN#: 1320-32-602-012

Recording Requested By:

Western Title Company, LLC

Escrow No.: 094943-ARJ

When Recorded Mail To:

Somer J. Lyons O.D. Ltd.

1538 N HWY 395

Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____

Laeha P. Hill

Laeha Hill

Escrow Assistant

Affidavit of Terminated Lease

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

AFFIDAVIT OF TERMINATED LEASE

This Affidavit of Terminated Lease ("Affidavit") is provided by Stratton Center North, LLC, a Nevada Limited Liability Company ("Landlord"), for the benefits of Douglas County, Nevada ("Tenant").

WHEREAS, Landlord and Tenant were parties to that certain Retail Lease dated December 12, 2011(the "Lease"), for certain space located at 1538 Highway 395, Gardnerville, Nevada ("Premises"), which was recorded December 13, 2011, as Document No. 794084, Douglas County Records; and

WHEREAS, the Landlord has entered into a purchase and sale agreement for said property; and

WHEREAS, Landlord is desirous of giving record notice of the termination of said lease with Tenant.

NOW, THEREFORE:

1. **Termination.** That said Lease was previously terminated by its own terms, and is no longer in effect. Tenant has previously vacated the premises as of July 1, 2016 ("Termination Date").
2. **Binding upon Successors and Assigns.** This Notice shall be for the benefit of and be binding upon, the parties hereto and their respective successors and assigns.
3. **Final Notice.** This Notice shall constitute the final Notice.

IN WITNESS WHEREOF, the Landlord hereto has caused this Notice to be executed by its duly authorized agent as of the 20th day of April, 2018.

LANDLORD:

Stratton Center North, LLC

By: Daniel W. Stratton
Daniel W. Stratton, Manager

STATE OF NEVADA)
) ss:
COUNTY OF Douglas)

On April 20, 2018, before me a Notary Public, in and for said County, personally appeared Daniel W. Stratton, to me known to be the same person described in and who executed the within instrument, who have acknowledged the same to be his free act and deed.

Anu Jansse
Notary Public

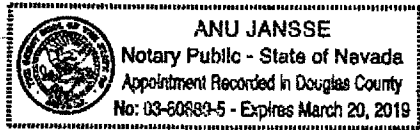


EXHIBIT "A"

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

All that certain piece or parcel of land situate in Section 32, Township 13 North, Range 20 East, Douglas County, Nevada, being more particularly described as follows:

PARCEL 1:

Beginning at the Northern most corner of parcel 3 as shown on Parcel Map for Stratton Document No. 117052, recorded in book 585, page 771 in Official Records of Douglas County, Nevada; Thence North $44^{\circ}31'32''$ East, 52.02 feet; Thence South $44^{\circ}54'00''$ E, 93.76 feet; Thence South $45^{\circ}50'07''$ West, 52.02 feet; Thence South $44^{\circ}54'00''$ East, 5.00 feet; Thence South $45^{\circ}50'07''$ West, 14.92 feet; Thence South $44^{\circ}54'00''$ East, 55.00 feet to a point on the Northerly right-of-way of Cemetery Road; Thence along said right-of-way North $89^{\circ}50'57''$ West, 147.10 feet; Thence leaving said right-of-way and along the Eastern right-of-way of Spruce Street North $22^{\circ}25'54''$ West, 51.16 feet; Thence leaving said right-of-way line North $44^{\circ}31'32''$ East, 99.30 feet to the point of beginning.

PARCEL 2:

Together with an access and parking easement as described in Reciprocal Easement Agreement recorded in the office of the Douglas County Recorder, State of Nevada, on January 26, 2000 in Book 0100 at Page 3991 as Document No. 485104, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 15, 2004, as Document No. 602063 of Official Records.

**Assessor's Parcel Number(s):
1320-32-602-012**