

APN: 1220-04-101-029;
1220-04-101-013; and,
1220-04-101-028



00118324202009525250150153

KAREN ELLISON, RECORDER

Recording Requested and Mail To:
JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

ABANDONMENT OF EASEMENT

THIS ABANDONMENT OF EASEMENT, made this 11 day of September 2020, by and between, MARTIN L. STAHL and LYUDMILA STAHL (collectively herein "STAHL"), 1380 GARDNERVILLE, LLC, a Nevada limited liability company ("1380"), and JCM HOLDINGS, LLC, a Nevada limited liability company ("JCM"), with reference to the following facts and as follows:

WITNESSETH:

WHEREAS, STAHL is the owner of the real property situate in Douglas County, Nevada, generally described as Assessor's Parcel Number 1220-04-101-029, and more particularly described in Exhibit "1" attached hereto and incorporated herein by this reference ("STAHL Property");

WHEREAS, 1380 is the owner of the real property situate in Douglas County, Nevada generally described as Assessor's Parcel Number 1220-04-101-013, and more particularly described in Exhibit "2" attached hereto and incorporated herein by this reference ("1380 Property");

WHEREAS, JCM is the owner of the real property situate in Douglas County, Nevada generally described as Assessor's Parcel Number 1220-04-101-028, and more particularly described in Exhibit "3" attached hereto and incorporated herein by this reference ("JCM Property");

WHEREAS, the STAHL Property, the 1380 Property and the JCM Property are subject to an easement in favor of each other to use, enter upon, traverse and share in kind a 25 foot strip of land upon the properties, pursuant to the Joint Use Agreement recorded with the Douglas County Recorder's Office on June 30, 1978 as Document No. 22573; and,

WHEREAS, it is the Parties intention hereby to abandon and terminate any rights they may have to use or access each others properties pursuant to the Joint Use Agreement recorded as Document No. 22573 and more particularly described in Exhibit "4" attached hereto and incorporated herein by this reference.

NOW THEREFORE, for valuable consideration the receipt of which is hereby acknowledged, STAHL, 1380 and JCM hereby abandon, terminate, extinguish and forever release any and all right, title or interest they may have to that portion of the easement created by the Joint Use Agreement, recorded as Document No. 22573, and more particularly described in Exhibit "4" that runs over and across the properties identified in Exhibits "1", "2" and "3", respectively, hereto.

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IN WITNESS WHEREOF this Abandonment of Easement is executed as of the day and year first above written.

Martin L. Stahl
MARTIN L. STAHL
Lyudmila Stahl
LYUDMILA STAHL

1380 GARDNERVILLE, LLC,
a Nevada limited liability company

By: _____
JERRY F. ROSENSTOCK,
Manager
JCM HOLDINGS, LLC,
a Nevada limited liability company

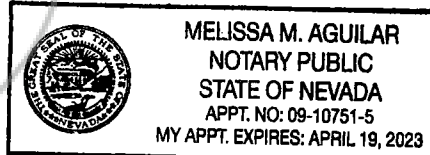
By: _____
JOHN C. MILAZZO, Manager

STATE OF NEVADA)
Douglas : ss.
~~CARSON CITY~~)

On September 4, 2020, personally appeared before me, a notary public, MARTIN L. STAHL, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Abandonment of Easement.

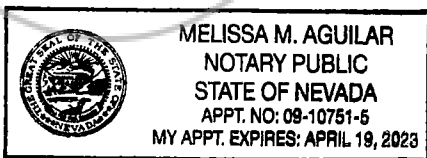
M. Aguilar
NOTARY PUBLIC

STATE OF NEVADA)
Douglas : ss.
~~CARSON CITY~~)



On September 4, 2020, personally appeared before me, a notary public, LYUDMILA STAHL, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Abandonment of Easement

M. Aguilar
NOTARY PUBLIC



IN WITNESS WHEREOF this Abandonment of Easement is executed as of the day and year first above written.

MARTIN L. STAHL

1380 GARDNERVILLE, LLC,
a Nevada limited liability company

LUDIMILLA STAHL

By: _____
JERRY F. ROSENSTOCK,
Manager
JCM HOLDINGS, LLC,
a Nevada limited liability company

By: John C. Milazzo
JOHN C. MILAZZO, Manager

STATE OF NEVADA)
 : ss.
CARSON CITY)

On _____, 2020, personally appeared before me, a notary public, MARTIN L. STAHL, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Abandonment of Easement.

NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
CARSON CITY)

On _____, 2020, personally appeared before me, a notary public, LUDIMILLA STAHL, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Abandonment of Easement

NOTARY PUBLIC

IN WITNESS WHEREOF this Abandonment of Easement is executed as of the day and year first above written.

MARTIN L. STAHL

1380 GARDNERVILLE, LLC,
a Nevada limited liability company

LUDIMILLA STAHL

By: _____
JERRY E. ROSENSTOCK,
Manager
JCM HOLDINGS, LLC,
a Nevada limited liability company

By: _____
JOHN C. MILAZZO, Manager

STATE OF NEVADA)
 : ss.
CARSON CITY)

On _____, 2020, personally appeared before me, a notary public, MARTIN L. STAHL, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Abandonment of Easement.

NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
CARSON CITY)

On _____, 2020, personally appeared before me, a notary public, LUDIMILLA STAHL, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Abandonment of Easement

NOTARY PUBLIC

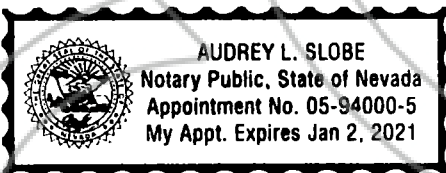
STATE OF NEVADA)
 : ss.
CARSON CITY)

On _____, 2020, personally appeared before me, a notary public, JERRY F. ROSENSTOCK, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Abandonment of Easement on behalf of 1380 GARDNERVILLE, LLC, a Nevada limited liability company.

NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
~~CARSON CITY~~)
Douglas County

On June 16, 2020, personally appeared before me, a notary public, JOHN C. MILAZZO, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Abandonment of Easement on behalf of JCM HOLDINGS, LLC



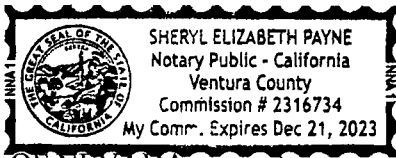
Audrey L. Slobe

NOTARY PUBLIC

STATE OF NEVADA)
CALIFORNIA : ss.

~~CARSON CITY~~
COUNTY OF LOS ANGELES

On *SEPT 8, 2020*, 2020, personally appeared before me, a notary public, JERRY F. ROSENSTOCK, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Abandonment of Easement on behalf of 1380 GARDNERVILLE, LLC, a Nevada limited liability company.



[Signature]
NOTARY PUBLIC

See CALIFORNIA REQUIRED NOTARY ATTACHMENT

STATE OF NEVADA)
: ss.
CARSON CITY)

~~On _____, 2020, personally appeared before me, a notary public, JOHN C. MILAZZO, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Abandonment of Easement on behalf of JCM HOLDINGS, LLC~~

~~_____
NOTARY PUBLIC~~

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

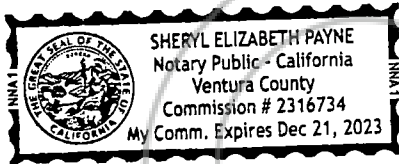
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)
On SEPT. 8, 2020 before me, SHERYL E PAYNE, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared JERRY F ROSENSTOCK
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: ABANDONMENT OF ENGAGEMENT Document Date: 9-8-20
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: JERRY F. ROSENSTOCK
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: HIMSELF

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "1"

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 2, A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 395 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR ROBERT M. BELLAMORE, RECORDED JUNE 15, 1983, IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA IN BOOK 683, AT PAGE 1176, AS DOCUMENT NO. 81565, THE POINT OF BEGINNING;

THENCE SOUTH 38°33'57" WEST, 59.20 FEET;

THENCE SOUTH 00°28'00" EAST, 155.62 FEET;

THENCE SOUTH 89°42'00" WEST, 333.75 FEET;

THENCE NORTH 09°02'48" WEST, 141.19 FEET;

THENCE NORTH 81°53'19" EAST, 232.14 FEET;

THENCE NORTH 09°07'08" WEST, 165.88 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 395;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE PRECEDING COURSE, HAVING A DELTA ANGLE OF 12°50'47", RADIUS OF 610.50 FEET, ARC LENGTH OF 136.88 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH 57°27'11" EAST, 136.59 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 51°06'00" EAST, 93.68 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED SEPTEMBER 03, 2003 IN BOOK 0903, PAGE 1217 AS INSTRUMENT NO. 588628.

NOTE: THE ABOVE METES AND BOUND LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN RECORDED SEPTEMBER 03, 2003 IN BOOK 903, PAGE 1216 AS INSTRUMENT NO. 588627.

EXHIBIT "2"

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

A Parcel of land, located in the NE 1/4 of the NW 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., Town of Gardnerville, County of Douglas, Nevada, more particularly described as follows:

COMMENCING at the Northeast corner of Section 4, proceed South $89^{\circ}02'06''$ West, a distance of 3,583.65 feet to the TRUE POINT OF BEGINNING, which is the Northwest corner of the parcel, and which is also the Northeast corner of the Hintze parcel, and lies on the Southerly right of way line of Nevada State Highway, U.S. 395, proceed thence South $9^{\circ}02'48''$ East, a distance of 399.58 feet to the Southwest corner of the parcel; thence East 233.04 feet to the Southeast corner of the parcel; thence North $09^{\circ}02'48''$ West, a distance of 338.00 feet to the Northeast corner of the parcel; thence Westerly along the Southerly right of way line of Nevada State Highway, U.S. 395, around a curve to the left having a radius of 610.50 feet a central angle of $23^{\circ}38'56''$ and a length of 251.98 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., TOWN OF GARDNERVILLE, County of Douglas, State of Nevada, described as follows:

COMMENCING at the Northeast corner of said Section 4, proceed South $88^{\circ}45'05''$ West, a distance of 3,470.00 feet to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel and lies on the Southerly right of way line of Nevada State Highway, U.S. 395; proceed thence Westerly, along said Southerly right of way, around a curve to the left, having a radius of 610.50 feet, a central angle of $10^{\circ}48'26''$, a semi-tangent of 57.75 feet, and a length of 115.15 feet to the Northwest corner of the parcel; thence South $9^{\circ}02'48''$ East, a distance of 399.58 feet, to the Southwest corner of the parcel; thence East, a distance of 111.53 feet to the Southeast corner of the parcel; thence North $9^{\circ}02'48''$ West, a distance of 384.12 feet to the POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM that portion of the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4: thence South $84^{\circ}56'30''$ West, 3,446.33 feet to the POINT OF BEGINNING; thence South $09^{\circ}02'48''$ East, 154.00 feet; thence East, 121.51 feet; thence North $09^{\circ}02'48''$ West, 171.00 feet; thence South

Continued on next page

81°57'32" West, 120.02 feet to the POINT OF BEGINNING.

PARCEL 2:

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., TOWN OF GARDNERVILLE, Douglas County, Nevada, described as follows:

COMMENCING at the Northeast corner of said Section 4; thence South 87°55'27" West, 3,342.62 feet to the Southerly right of way line of Nevada State Highway, U.S. 395, also the POINT OF BEGINNING; thence South 09°02'48" East 167.08 feet; thence North 81°57'32" East, 2.00 feet; thence North 09°02'48" West, 166.02 feet to Southerly right of way line of said U.S. 395; thence in a Westerly direction on a curve to the left, having a radius of 610.50 feet, a central angle of 00°13'33" and a length of 2.28 feet, to the POINT OF BEGINNING.

Assessor Parcel No. 1220-04-101-013

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JULY 31, 1998, BOOK 798, PAGE 7471, AS FILE NO. 445976, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

EXHIBIT "3"

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

A parcel of land lying within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southwest corner of Adjusted A.P.N. 1220-04-101-014 as shown on the Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, filed for record September 3, 2003, in the office of Recorder, Douglas County, Nevada as Document No. 588628;

Thence along the westerly line of said Adjusted A.P.N. 1220-04-101-014, North $09^{\circ}02'48''$ West, 141.28 feet to the southwesterly corner of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, the POINT OF BEGINNING;

Thence North $08^{\circ}24'05''$ West, 261.06 feet to a point on the southerly right-of-way line of U.S. Highway 395;

Thence along said southerly right-of-way line of U.S. Highway 395, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 640.50 feet, central angle of $10^{\circ}32'08''$, arc length of 112.26 feet and radial bearing of North $02^{\circ}31'42''$ East;

Thence leaving said southerly right-of-way line of U.S. Highway 395, along the easterly line of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, South $09^{\circ}02'48''$ East, 230.36 feet to the southeasterly corner of said Adjusted A.P.N. 1220-04-101-012;

Thence along the southerly line of said Adjusted A.P.N. 1220-04-101-012, South $81^{\circ}53'19''$ West, 110.25 feet to the POINT OF BEGINNING, containing 26,941 square feet, more or less.

The Basis of Bearing of this description is South $09^{\circ}02'48''$ East, the east line of Adjusted Parcel 2 as shown on the Record of Survey of 1382 U.S. Highway 395 for JCM Investments filed for record February 28, 2019 in the office of Recorder, Douglas County, Nevada as Document No. 2019-926191.

APN: 1220-04-101-028

Note: Document No. 2019-930671 is provided pursuant to the requirements of Section 6.NRS 111.312.

EXHIBIT "4"

DESCRIPTION
ABANDONMENT A PORTION OF AN 50' ACCESS EASEMENT
(Over A.P.N. 1220-04-101-013, 029 & 034)

All that certain real property situate in Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, Town of Gardnerville, State of Nevada, described as follows:

A parcel of land being a portion of Adjusted A.P.N. 1220-04-101-012 and Adjusted A.P.N. 1220-04-101-014 as said parcels are shown and delineated on that certain Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker, Timothy Moran and the Jennie C. Plummer Trust filed for record September 3, 2003, as Document No. 588628 in the Office of the Douglas County Recorder and A.P.N. 1220-04-101-013 as described in the Grant, Bargain, Sale Deed to 1380 Gardnerville LLC filed for record June 11, 2002 in the Office of the Douglas County Recorder, as Document No. 544363, said parcel being previously described in the Joint Use Agreement between Shirley Ulm and Home Savings Association filed for record June 26, 1978, as Document No. 22573 in the Office of the Douglas County Recorder, being more particularly described as follows:

A strip of land of the uniform width of 50.00 feet, lying 25.00 feet on each side, measured at right angles, and parallel to the following described centerline:

COMMENCING at the southwesterly corner of said Adjusted A.P.N. 1220-04-101-014;

Thence along the southerly line of said Adjusted A.P.N. 1220-04-101-014, South 89°42'00" East a distance of 111.53 feet, the **POINT OF BEGINNING** for this strip description;

Thence leaving said southerly line, along said centerline, North 09°02'48" West a distance of 156.35 feet to the southeasterly corner of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey, said point also being the southerly corner common to A.P.N. 1220-04-101-013 and A.P.N. 1220-04-101-034;

Thence continuing along said centerline, along a line common to said A.P.N. 1220-04-101-013 and A.P.N. 1220-04-101-034, North 09°02'48" West a distance of 230.36 feet to the southerly Right-of-Way line of U.S. Highway 395, the **POINT OF TERMINATION** for this strip description.

A strip of land containing 19,325 square feet of land more or less.

The sidelines of this description shall be extended or shortened to terminate on the southerly Right-of-Way line of U.S. Highway 395.

The Basis of Bearings for this description is the centerline of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker, Timothy Moran and the Jennie C. Plummer Trust filed record September 3, 2003 as Document No. 588628 in the Office of the Douglas County Recorder.

EXHIBIT
ABANDONMENT
50' ACCESS EASEMENT
(Over A.P.N. 1220-04-101-013, 029 & 034)



U.S. HIGHWAY 395

A.P.N.
1220-04-101-034
JCM HOLDINGS LLC.

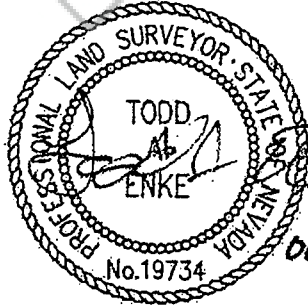
A.P.N.
1220-04-101-013
1380 GARDNERVILLE LLC

A.P.N.
1220-04-101-029
STAHL, MARTIN & LUDIMILLA

A.P.N.
1220-04-101-033

A.P.N.
1220-04-101-015

EXISTING 50' ACCESS EASEMENT
DOCUMENT NO. 22573
TO BE ABANDONED
(19,325± SF.)



EXPIRES 12/31/20

POINT OF COMMENCEMENT

POINT OF BEGINNING

25' (TYP.)

POINT OF TERMINATION

A.P.N.
1220-04-101-023

A.P.N.
1220-04-101-022

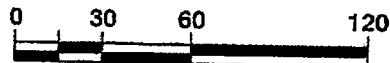
A.P.N.
1220-04-101-021

A.P.N.
1220-04-101-018

A.P.N.
1220-04-101-021

A.P.N.
1220-04-101-016

A.P.N.
1220-04-101-012



SCALE: 1" = 60'



Prepared by: RESOURCE CONCEPTS INC
Todd A. Enke, P.L.S. 19734
340 N. Minnesota Street
Carson City, NV 89703



06/07/2010

COPY