

APN# 1418-10-002-004, 1418-10-802-006, 1418-10-802-007



SHAWNYNE GARREN, RECORDER

**Recording Requested by/Mail to:**

Name: Postmistress Properties, LLC

Address: 24 Sawgrass Court

City/State/Zip: Las Vegas, NV 89113

**Mail Tax Statements to:**

Name: Postmistress Properties, LLC

Address: 24 Sawgrass Court

City/State/Zip: Las Vegas, NV 89113

Abandonment and Release of Private Easement

**Title of Document** (required)

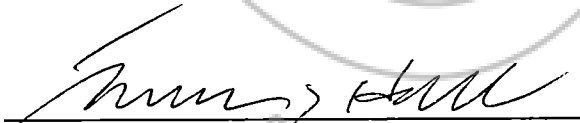
**Please complete the Affirmation Statement below:**

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

- Affidavit of Death** – NRS 440.380 (1)(A) & NRS 40.525 (5)
- Military Discharge** – NRS 419.020 (2)
- Other NRS** \_\_\_\_\_ (state specific law)

**-OR-**

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)



Signature

Thomas J. Hall, Esq

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APN 1418-10-002-004  
APN 1418-10-802-006  
APN 1418-10-802-007

RECORDING REQUESTED BY:  
WHEN RECORDED MAIL TO:

Lawrence W. Ruvo, Manager  
Postmistress Properties, LLC  
24 Sawgrass Court  
Las Vegas, Nevada 89113

### **ABANDONMENT AND RELEASE OF PRIVATE EASEMENT**

This indenture is made this 1<sup>st</sup> day of August, 2024, between Lawrence W. Ruvo, as Trustee of the Lawrence W. Ruvo Living Trust 1989, party of the first part (“Ruvo”), and Postmistress Properties, LLC, a Nevada limited liability company, party of the second part (“Postmistress”).

WHEREAS, Ruvo is the owner of the following described land in the Community of Glenbrook, County of Douglas, State of Nevada, to wit:

Parcels A and B, previously shown on the Amended Record of Survey of the Glenbrook Company, recorded on January 6, 1984, as Document 093920, Douglas County Records, and more particularly described in Exhibits A and B, attached hereto and made a part hereof.

APN 1418-10-802-006  
APN 1418-10-802-007

WHEREAS, Postmistress is the owner of the following described land, which adjoins the described above-described land:

Parcel Adjusted C as previously shown on the Record of Survey for the Glenbrook Company (Lot Line Adjustment) recorded on May 6, 1986, as Document 134421, Douglas County Records, and more particularly described in Exhibit C, attached hereto and made a part hereof.

APN 1418-10-802-004

WHEREAS, by and through an unrecorded agreement, Ruvo was granted a private 30' Utility, Drainage and Access Easement over the last described land as mentioned next above, and

WHEREAS, the said 30' Utility, Drainage and Access Easement first appeared of record and was shown on the Record of Survey for the Glenbrook Company, (Lot Line Adjustment) recorded on December 16, 1983, as Document 92853, Douglas County Records.

WHEREAS, the legal description of the said 30' Utility, Drainage and Access Easement is more particularly set forth in Exhibit 1 and is shown on Exhibit 2, both attached hereto and made a part hereof.

WHEREAS, Postmistress and Ruvo, mutually desire the release and abandonment of said 30' Utility, Drainage and Access Easement,

NOW, THEREFORE, in consideration of the sum of \$1.00 paid by Postmistress to Ruvo, the receipt whereof is hereby acknowledged, Ruvo hereby releases and abandons unto Postmistress, the 30' Utility, Drainage and Access Easement described and shown on Exhibits 1 and 2 attached hereto and made a part hereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands.

DATED this 1<sup>st</sup> day of August, 2024.

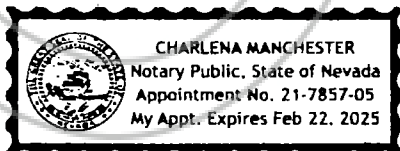
LAWRENCE W. RUVO LIVING TRUST 1989

By: Lawrence W. Ruvo  
Lawrence W. Ruvo, Trustee Trustee

STATE OF NEVADA            )  
  :  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on August 1, 2024, by Lawrence W. Ruvo, as Trustee of the Lawrence W. Ruvo Living Trust 1989.

Charlena Manchester  
Notary Public



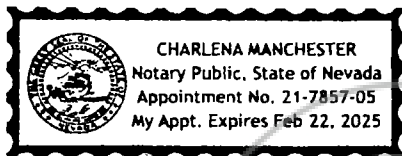
DATED this 1<sup>st</sup> day of August, 2024.

POSTMISTRESS PROPERTIES, LLC, a  
Nevada Limited Liability Company

By: Lawrence W. Ruvo, manager  
Lawrence W. Ruvo, Manager

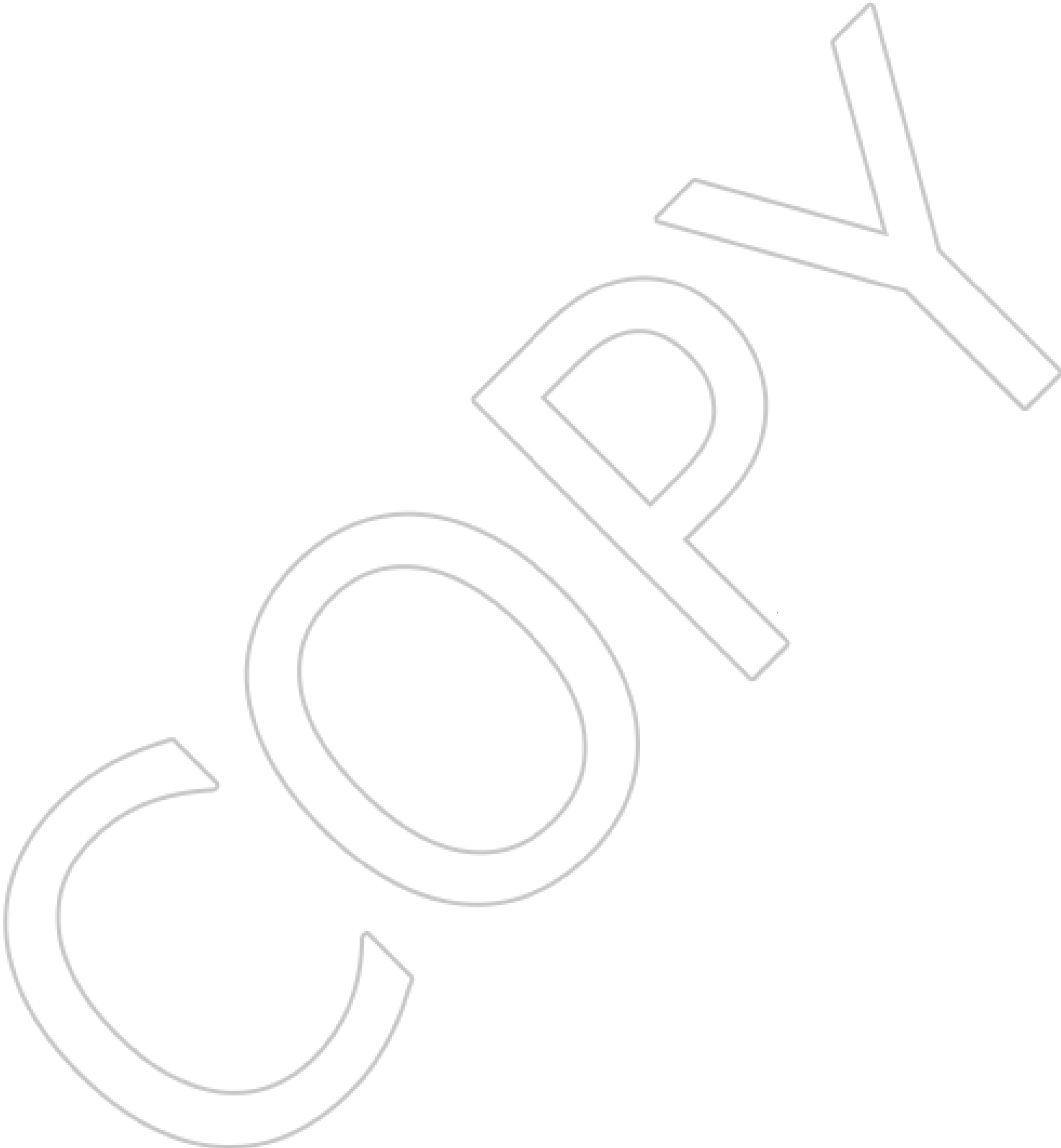
STATE OF NEVADA            )  
  :  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on August 1, 2024, by Lawrence W. Ruvo, as Manager of Postmistress Properties, LLC.



Charlena Manchester  
Notary Public

**EXHIBIT A**



**EXHIBIT A**

## LEGAL DESCRIPTION

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

All that portion of the Southeast 1/4 of Section 10, Township 14 North, Range 20 East, M.D.B.&M., described as follows:

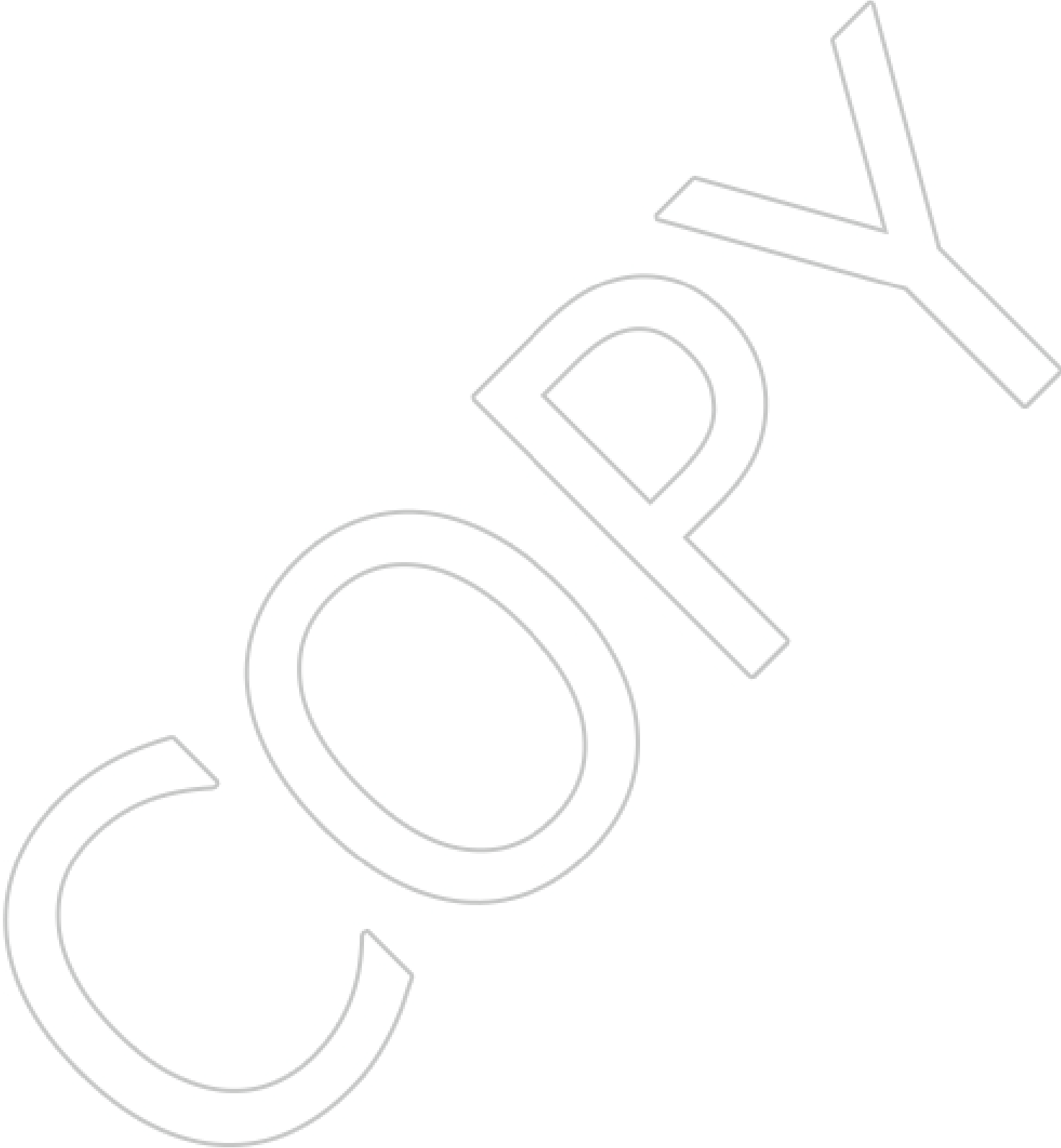
All that portion of Parcel A, as shown on the Record of Survey for the Glenbrook Company (Lot Line Adjustment) recorded December 16, 1983 in Book 1283 of the Official Records at Page 2128, Douglas County, Nevada, as Document No. 92853 and on Amended Record of Survey for the Glenbrook Company (Lot Line Adjustment) recorded January 6, 1984 in Book 184 of Official Records at page 310, Douglas County, Nevada, as Document No. 93920, being a division of Parcel No. 4, of Parcel Map recorded as Document No. 31389, and that portion of Parcel B2, as shown on that Record of Survey supporting a Boundary Line Adjustment for Edward Fein, recorded June 18, 2004, as Document No. 616495, more particularly described as follows:

Beginning at the Northeast corner of said Parcel A; thence South 03°13'09" East 89.82 feet; thence South 89°02'29" West 67.48 feet; thence South 00°57'31" East 19.94 feet; thence South 89°02'29" West 67.00 feet; thence South 00°57'31" East 23.33 feet; thence South 89°02'29" West 58.00 feet; thence North 00°57'31" West 23.33 feet; thence South 89°02'29" West 450.63 feet; thence North 07°31'00" East 64.60 feet; thence North 73°55'45" East 25.14 feet; thence North 35°05'40" East 40.63 feet; thence North 46°45'29" East 9.50 feet; thence North 89°02'29" East 574.84 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 30, 2012 as Document No. 813685 of Official Records.

APN: 1418-10-802-006

**EXHIBIT B**



**EXHIBIT B**

## Legal Description

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

All that portion of the Southeast quarter of Section 10, Township 14 North, Range 20 East, M.D.B. & M., described as follows:

All that portion of Parcel A, as shown on Record of Survey for The Glenbrook Company (Lot Line Adjustment) recorded December 16, 1983, in Book 1283, of Official Records at page 2128, Douglas County, Nevada, as Document No. 92853 and on Amended Record of Survey for The Glenbrook Company (Lot Line Adjustment) recorded January 6, 1984, in Book 184, of Official Records at page 310, Douglas County, Nevada, as Document No. 93920, being a division of Parcel No. 4, of Parcel Map recorded as Document No. 31389, and that portion of Parcel B2, as shown on that Record of Survey supporting a Boundary Line Adjustment for Edward Fein, recorded June 18, 2004, as Document No. 616495, more particularly described as follows:

Beginning at the Southwest corner of said Parcel B2;

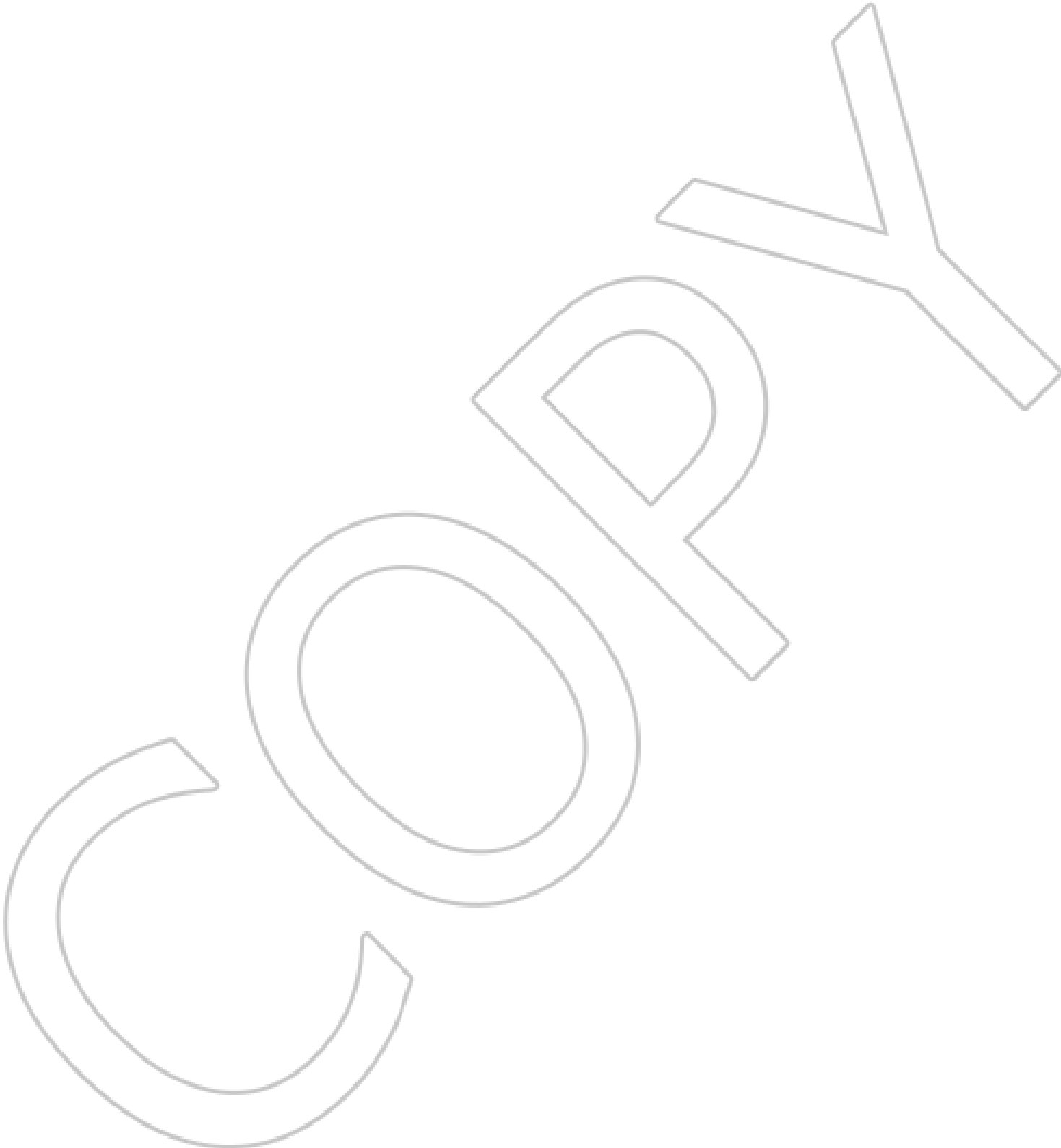
Thence North 07°31'00" East 56.06 feet;  
Thence North 89°02'29" East 450.63 feet;  
Thence South 00°57'31" East 23.33 feet;  
Thence North 89°02'29" East 58.00 feet;  
Thence North 00°57'31" West 23.33 feet;  
Thence North 89°02'29" East 67.00 feet;  
Thence North 00°57'31" West 19.94 feet;  
Thence North 89°02'29" East 67.48 feet;  
Thence South 03°13'09" East 65.47 feet;  
Thence South 00°57'31" East 32.50 feet;  
Thence South 43°10'40" West 45.59 feet;  
Thence South 89°02'29" West 389.87 feet;  
Thence South 20°34'33" West 40.96 feet;  
Thence North 59°05'07" West 166.89 feet;  
Thence North 87°00'04" West 75.77 feet to the Point of Beginning.

NOTE: Said legal description previously appeared in Grant Deed recorded November 30, 2012, in Book 1112, Page 8032, as Document No. 813686, Official Records, Douglas County, Nevada.

APN: 1418-10-802-007



**EXHIBIT C**



**EXHIBIT C**

The Land is described as follows:

A parcel of land located within a portion of Section 10, Township 14 North, Range 18 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

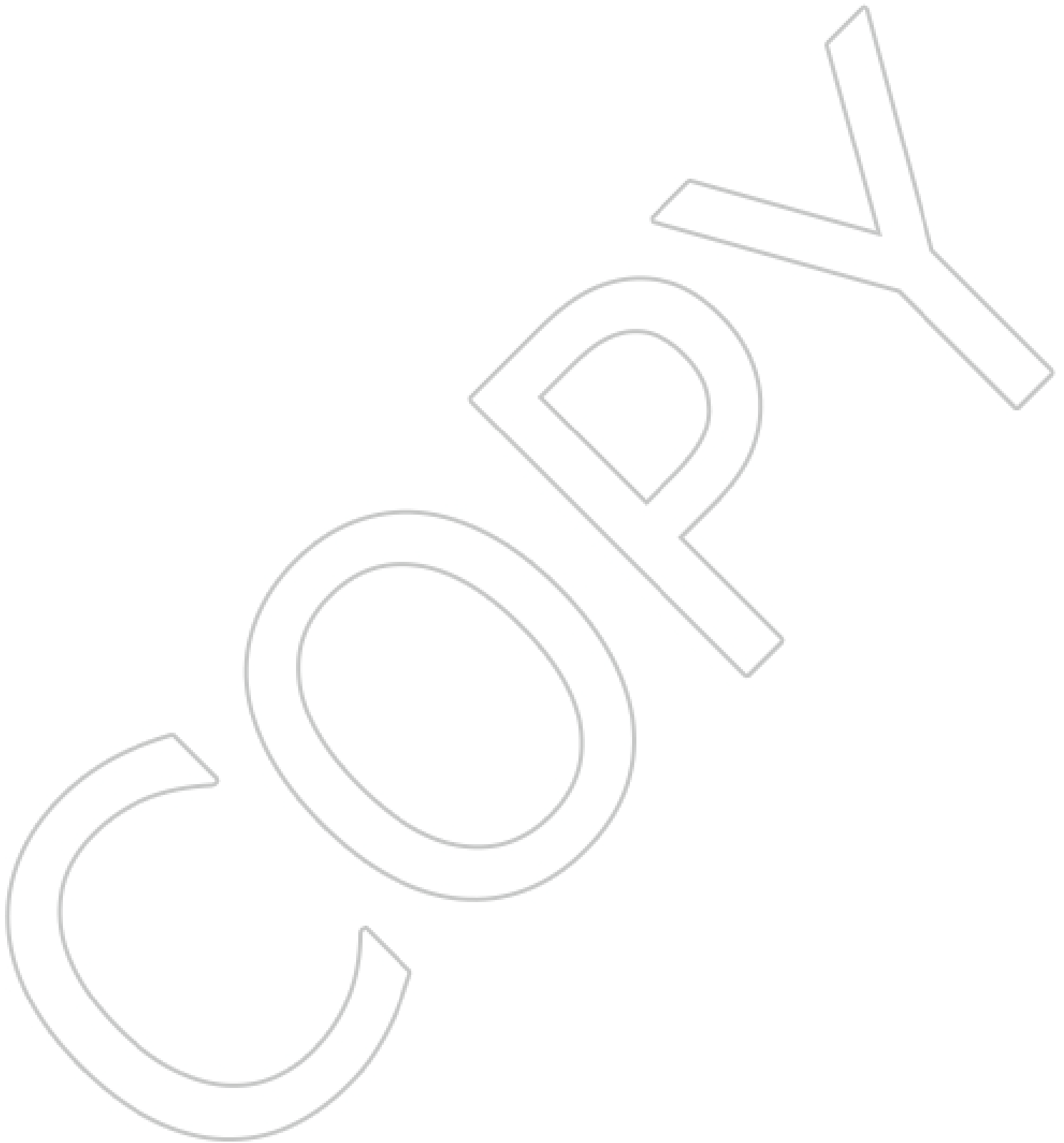
COMMENCING at the Southwest corner of adjusted Parcel C as shown on the Glenbrook Company Record of Survey Map, Document No. 134421 of the Douglas County Recorder's Office, and the Southeast corner of Parcel 2 as shown on the map of Glenbrook Unit No. 1, Document No. 09693 of the Douglas County Recorder's Office, said point being a 3/4" iron pipe tagged R.L.S. 3519; thence South 67°46'52" East, 70.74 feet to the TRUE POINT OF BEGINNING which bears North 69°13'35" West, 1,544.47 feet from the Southeast corner of said Section 10; thence South 67°46'52" East, 303.15 feet to a 3/4" iron pipe tagged R.L.S. 3519; thence South 77°15'08" East, 379.99 feet to a 3/4" iron pipe tagged R.L.S. 3519; thence North 73°56'03" East, 419.91 feet to a 3/4" iron pipe tagged R.L.S. 3519; thence South 82°24'45" East, 159.99 feet to a 3/4" iron pipe tagged R.L.S. 3519; thence North 77°30'57" East, 195.94 feet to a 3/4" iron pipe tagged R.L.S. 3519; thence North 19°30'32" West, 983.18 feet; thence North 00°27'02" East, 660.00 feet to a 5/8" rebar tagged R.L.S. 1255; thence North 89°34'06" West, 263.49 feet to a 5/8" rebar, no tag; thence South 60°59'42" West, 226.02 feet to a 5/8" rebar tagged R.L.S. 1255; thence South 01°29'56" West, 109.51 feet to a 5/8" rebar, no tag; thence South 34°36'48" East, 59.46 feet to a 5/8" rebar, tagged R.L.S. 6306; thence South 01°25'48" West, 355.38 feet to a 5/8" rebar tagged R.L.S. 6306; thence South 00°54'34" East, 57.38 feet to a 5/8" rebar tagged R.L.S. 6306; thence South 89°07'18" East, 197.05 feet to a 1/2" rebar tagged R.L.S. 6306; thence South 35°11'09" East, 274.88 feet; thence South 00°11'51" West, 72.18 feet to a 1/2" rebar tagged R.L.S. 6306; thence South 17°15'14" West, 239.32 feet to a 1/2" rebar tagged R.L.S. 6306; thence South 35°50'20" West, 84.21 feet to a 1/2" rebar tagged R.L.S. 6306; thence South 88°12'32" West, 377.23 feet to a 5/8" rebar, no tag; thence North 01°37'27" West, 114.19 feet; thence South 87°26'44" West, 39.17 feet; thence North 00°19'50" East, 174.25 feet to a 5/8" rebar, no tag; thence South 89°03'08" West, 267.38 feet to a point on the Easterly line of a 25 foot wide utility and access easement as shown on the aforementioned Record of Survey Map; thence along said Easterly line the following 5 courses:

1. South 25°02'08" West, 108.51 feet;
2. 92.71 feet along the arc of a curve to the left having a central angle of 09°02'29" and a radius of 587.50 feet, (Chord bears South 20°30'54" West, 92.61 feet);
3. South 15°59'39" West, 112.39 feet;
4. 48.20 feet along the arc of a curve to the right having a central angle of 04°30'33" and a radius of 612.50 feet, (chord bears South 18°14'56" West, 48.19 feet);
5. South 20°30'13" West, 194.21 feet to the POINT OF BEGINNING.

NOTE: Said legal description was previously recorded in Quitclaim Deed recorded February 13, 1997, in Book 297, Page 1766, as Document No. 406621, Official Records, Douglas County, Nevada.

APN: 1418-10-802-004

**EXHIBIT 1**



**EXHIBIT 1**

July 29, 2024  
22054

## DESCRIPTION

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

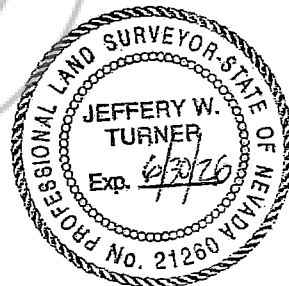
All that portion of land located within a portion of Section 10, Township 14 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of that Parcel commonly known as "The Rodeo Grounds" per that Boundary Line Adjustment Deed, filed for record on September 28, 2018 as Document Number 2018-920173, together with all that portion of that Parcel commonly known as "Hamlet Meadows" per that Quit Claim Deed, filed for record on February 13, 1997 as Document Number 0406621, being more particularly described as follows:

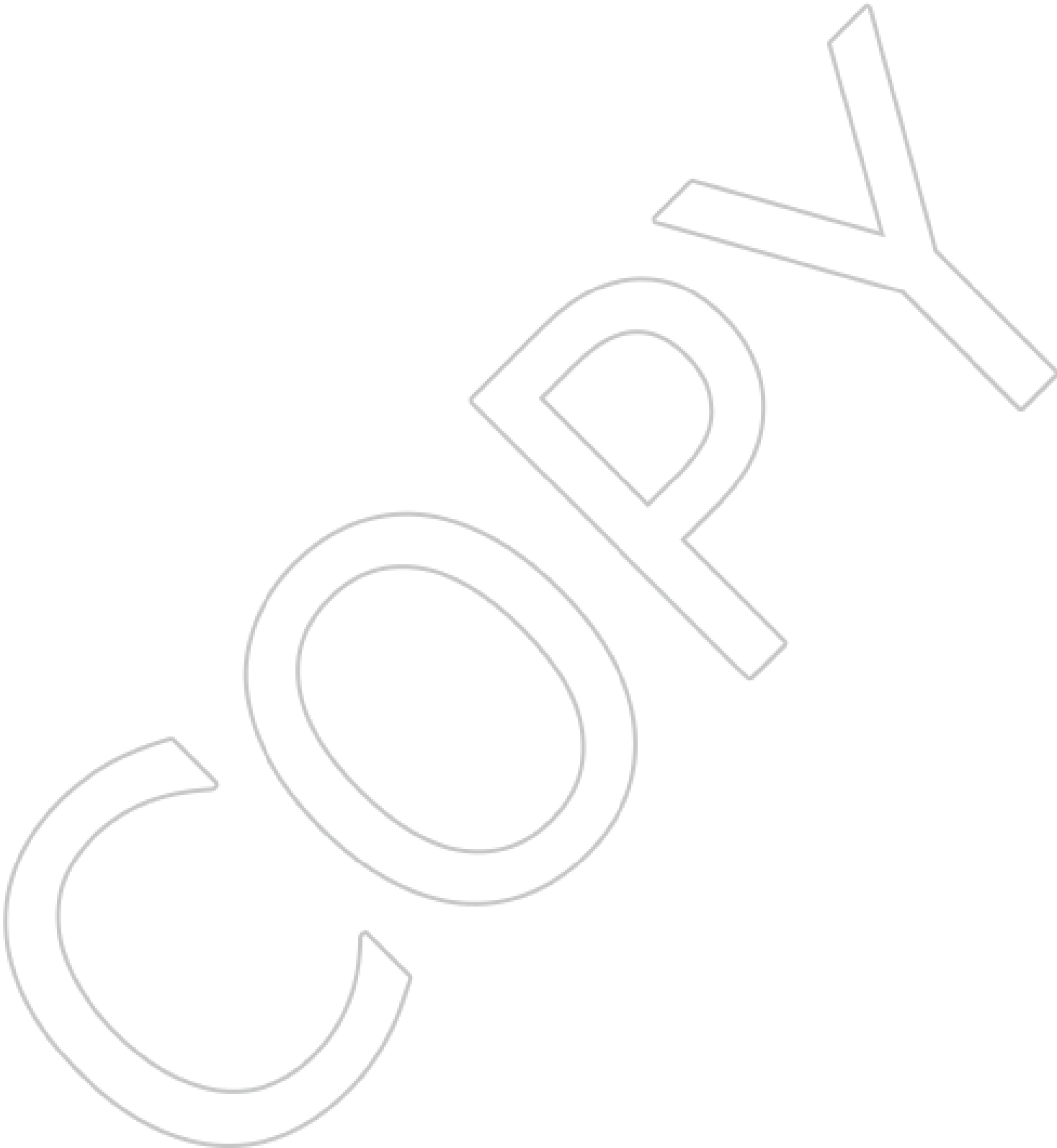
Area "B" being a 30-foot Utility, Drainage and Access Easement for the purposes of Roadway and Public Utility Purposes as shown on that Record of Survey for The Glenbrook Company, filed for record on December 16, 1983 as Document Number 92853.

Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc., Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



**EXHIBIT 2**



**EXHIBIT 2**

DATE 5/2024 JOB No. 22054  
PROJECT EXHIBIT  
BY SW PAGE 1 OF 1

1947 GLENBROOK RD. & 1949 GLENBROOK INN RD.  
A.P.N.s 1418-10-802-004 & 1418-10-802-010  
DOUGLAS COUNTY, NV

# LEGEND

— PROPERTY LINE  
/// AREA "B"



1" = 100'

POSTMISTRESS PROPERTIES LLC  
DOCUMENT NUMBER 813686

RELOCATED ACCESS EASEMENT  
PER DOC. NO. 2016-880330

GLENBROOK INN RD.

GLENBROOK RD.  
25' ROADWAY &  
UTILITY EASEMENT  
PER DOC. NO. 31389

POSTMISTRESS PROPERTIES LLC  
DOCUMENT NUMBER 2018-920173  
"RODEO GROUNDS"

30' UTILITY, DRAINAGE & ACCESS EASEMENT  
PER DOC. NO. 92853

POSTMISTRESS PROPERTIES LLC  
DOCUMENT NUMBER 0406621  
"HAMLET MEADOWS"



**TURNER & ASSOCIATES, INC.**

LAND SURVEYING  
(775) 588-5658  
308 DORLA COURT, SUITE 203  
ROUND HILL, NEVADA  
P.O. BOX 5067 - STATELINE, NEVADA 89449  
PROJECT FILE 22054

