

APN# 1418-15-501-001



00186317202410122210100103

SHAWNYNE GARREN, RECORDER

Recording Requested by/Mail to:

Name: Glenbrook Homeowners' Association

Address: Post Office Box 447

City/State/Zip: Glenbrook, Nevada 89413

Mail Tax Statements to:

Name: Glenbrook Homeowners' Association

Address: Post Office Box 447

City/State/Zip: Glenbrook, Nevada 89413

Grant of Easement (Shakespeare Rock Hiking Trail)

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)

Handwritten signature of Thomas J. Hall

Signature
Thomas J. Hall, Esq.

Printed Name

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

APN: 1418-15-501-001

RECORDING REQUESTED BY:
Glenbrook Homeowners' Association
Post Office Box 447
Glenbrook, Nevada 89413

WHEN RECORDED MAIL TO:
Glenbrook Homeowners' Association
Post Office Box 447
Glenbrook, Nevada 89413

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording, does not contain the social security number of any person or persons (Per NRS 239B.030)

GRANT OF EASEMENT
(SHAKESPEARE ROCK HIKING TRAILS)

POSTMISTRESS PROPERTIES L.L.C., a Nevada limited liability company ("Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, and on behalf of itself and its successors and assigns, grants and conveys to GLENBROOK HOMEOWNERS' ASSOCIATION, a Nevada nonprofit corporation ("GHOA"), and each owner of property in the community in Douglas County, Nevada, commonly known as "Glenbrook Community," whether or not a member of GHOA, and their respective successors and assigns (collectively, "Grantee"), a perpetual right and easement as stated herein below.

WHEREAS, Grantor is the owner in fee of the real property located in Douglas County, State of Nevada, commonly known as Assessor's Parcel 1418-15-501-001, more particularly described in the attached Exhibit A (the "Property").

WHEREAS, the Property contains historic hiking trails used by some of Grantee's members to hike to a destination commonly known as Shakespeare Rock and then on top of Shakespeare Rock.

WHEREAS, a dispute has arisen between Grantor and Grantee concerning the use, development, and ownership interests of certain property interests.

WHEREAS, by this GRANT OF EASEMENT, Grantor and Grantee intend to resolve any disputes between them concerning easements.

NOW, THEREFORE:

Grantor hereby grants and conveys to Grantee, a perpetual right and easement for use by Grantee and respective guests, members, lessees, employees, permittees, and invitees, to hike to and access Shakespeare Rock with a width of 10' (ten feet) for the entire length of the trails and in the location described in Exhibit B (the "Hiking Trails") and for hiking on the top of Shakespeare Rock ("Top of Shakespeare Rock Hiking Area"). This grant is pursuant to the following terms and conditions: (1) the Hiking Trails shall not be gated, fenced, or obstructed by Grantor to prevent pedestrian access; the existing gate to prevent vehicle access can remain; (2) no horses or motorized vehicles, including, but not limited to, motorcycles, golf carts, automobiles, or electric bicycles shall be permitted on the Hiking Trail; (3) Grantee shall have no responsibility for maintenance of the easement or for policing the use of the easement; (4) Grantor may place "No Trespassing" signs at ingress points to the Hiking Trails so long as such signs provide that residents of the Glenbrook Community and their guests are permitted to use the Hiking Trails; (5) the Grantor shall not be responsible for any expense, damage, injury, including death, to, of, or by any user of the Hiking Trails under this Grant of Easement. NRS 41.510; (6) the Grantee shall post the Hiking Trails with at least four (4) signs, appropriately spaced, reading: "Use at Your Own Risk. NRS 41.510" and "No Rock Climbing. NRS 41.510"; (7) the Grantee shall indemnify and hold Grantor harmless from and for any expense, damage, injury, including death, to, of, or by any user of the Hiking Trails under this Grant of Easement; and (8) the Grantee shall name Grantor as an additional insured on all Grantee's insurance policies applicable to this Grant of Easement.

TO HAVE AND TO HOLD said premises, unto Grantee, and to its successors and assigns forever. The benefits and burdens of the easement granted hereby shall run with the land.

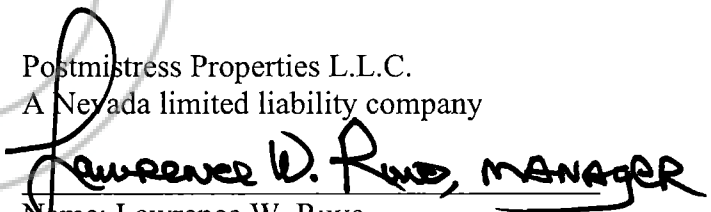
IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement this 13th day of September, 2024.

Glenbrook Homeowners' Association
A Nevada nonprofit corporation



Name: Jonathan Fore
Its: President
Date: September 13, 2024.

Postmistress Properties L.L.C.
A Nevada limited liability company



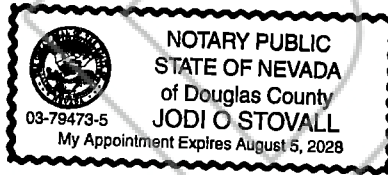
Name: Lawrence W. Ruvo
Its: Manager
Date: September 13, 2024.

(NOTARY PAGE TO FOLLOW)
GRANT OF EASEMENT
(SHAKESPEARE ROCK HIKING TRAILS)

State of Nevada)
) ss.
County of Douglas)

On September 13, 2024, before me, a Notary Public, personally appeared Jonathan Fore, President of THE GLENBROOK HOMEOWNERS' ASSOCIATION, who acknowledged that he executed the within instrument on behalf of said entity.

Jodi O Stovall
Notary Public



State of Nevada)
) ss.
County of Douglas)

On September 13, 2024, before me, a Notary Public, personally appeared Lawrence W. Ruvo, Manager of POSTMISTRESS PROPERTIES L.L.C., and in his individual capacity, who acknowledged that he executed the within instrument on behalf of said entity.

Jodi O Stovall
Notary Public

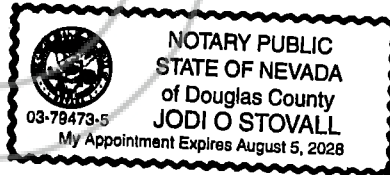


EXHIBIT A

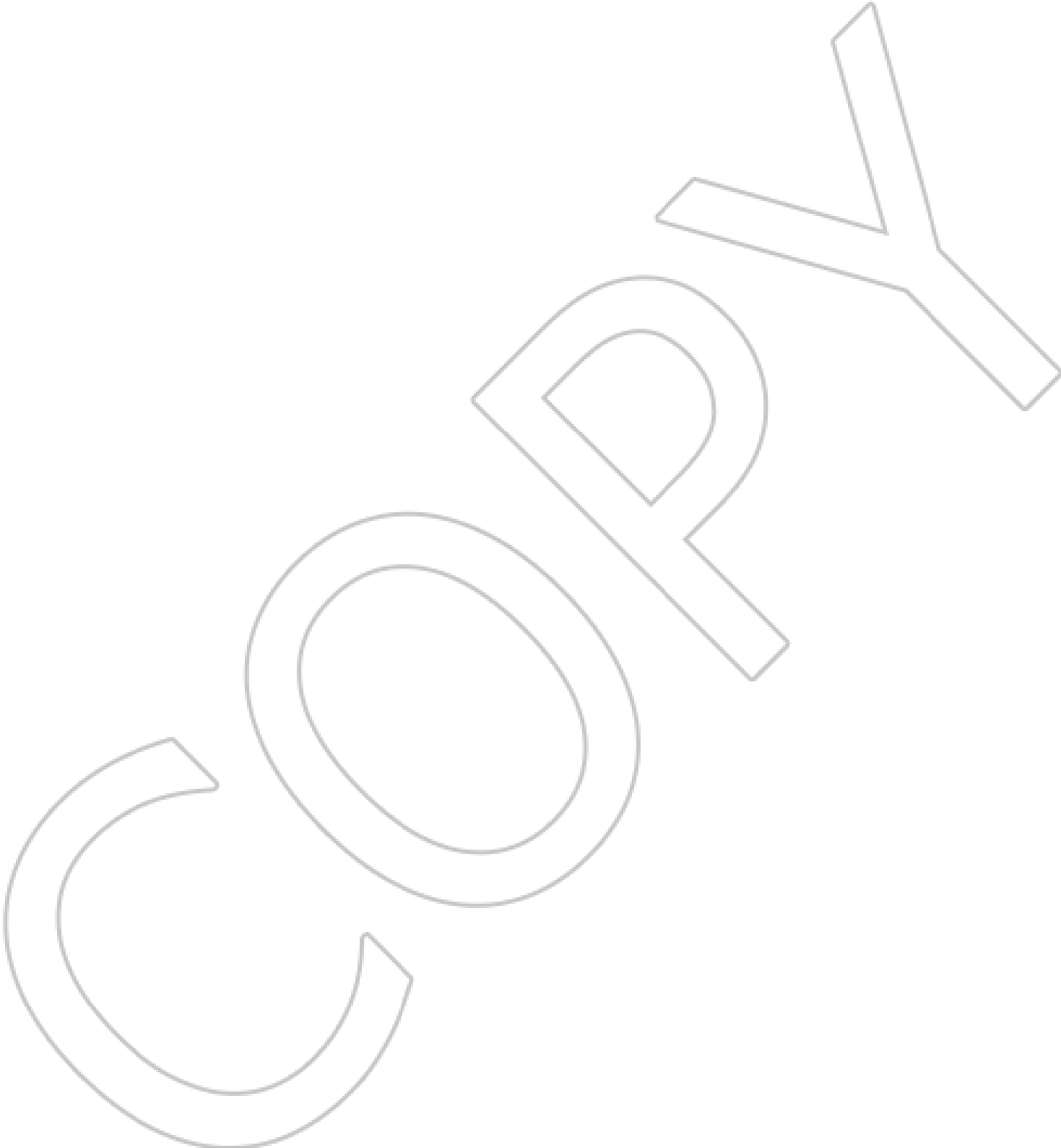
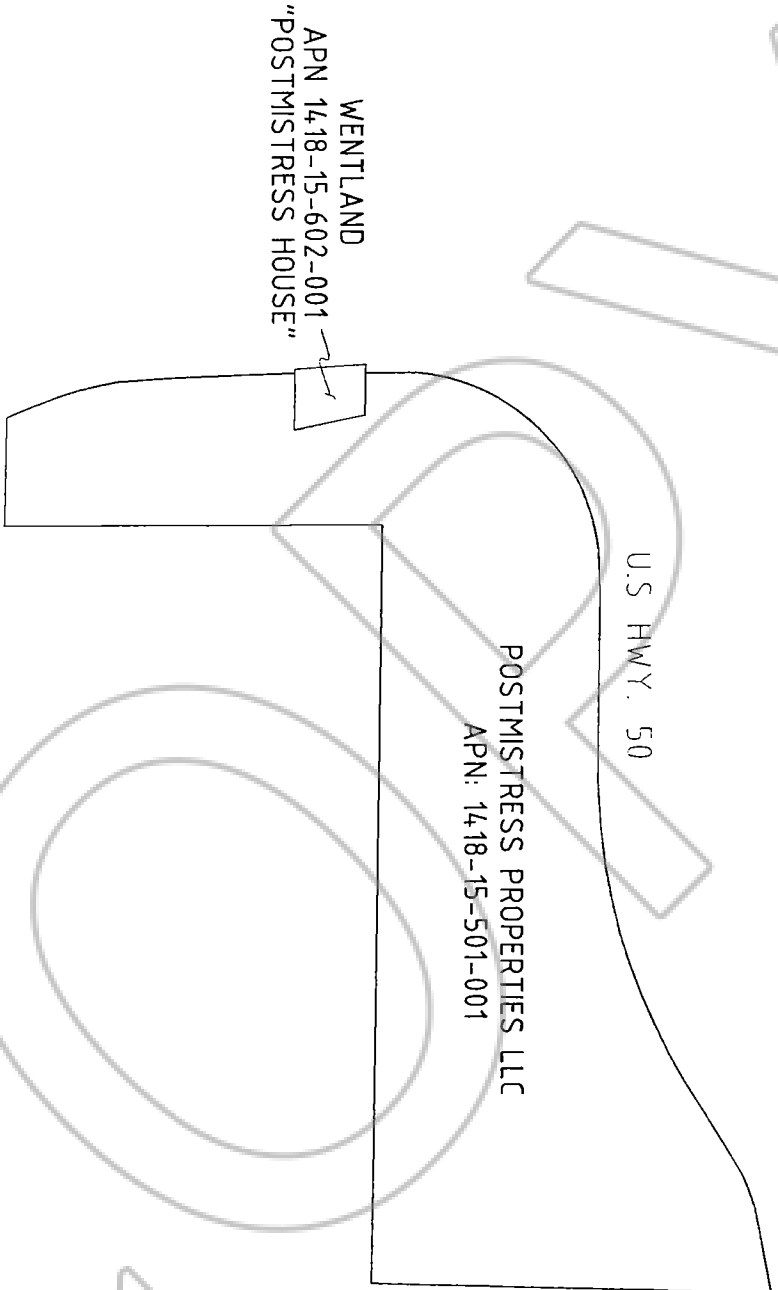
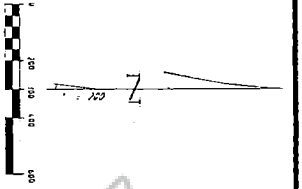


EXHIBIT A

EXHIBIT A

EXISTING APN 14-18-15-501-001



TURNER & ASSOCIATES, INC.
LAND SURVEYING
13411 13th St. NW
Seattle, WA 98147
P.O. Box 4871
Seattle, WA 98147

NOTES
...THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TRIP SURVEY SYSTEM APPROVED HEREIN.
...TURNER AND ASSOCIATES HAS ASSUMED NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
...OUR VISUAL SURVEY AND MEASUREMENTS HAVE BEEN CONDUCTED.
...THE BOUNDARY OF THIS PARCEL IS THE PROPERTY OF TURNER & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES, INC.

BENCH MARK		EXHIBIT		DATE	
NUMBER	DESCRIPTION	PORTION OF POSTMISTRESS PROPERTIES LLC		SEP 2012	
ELEVATION		APN 14-18-15-501-001		SHEET	
DATE		DOUGLAS CO., NV		1 OF 1	
DESCRIPTION		SCALE		FOR EXAMINATION	
BEARING	DATE	HORIZ. SCALE	VERT. SCALE	BY	DATE

LEGAL DESCRIPTION

All that real property situate in the County of Douglas, State of Nevada, being a portion of the South 1/2 of the Southwest 1/4 of Section 11, the Northwest 1/4 of the Northwest 1/4 of Section 14 and the North 1/2 of the Northeast 1/4, and the Southwest 1/4 of the Northeast 1/4 of Section 15, all in Township 14 North, Range 18 East, M.D.B.&M.

BEGINNING at the Section corner common to Sections 10, 11, 14, and 15, Township 14 North, Range 18 East, M.D.B.&M.;

THENCE North 75°23'40" East 2,722.57 feet to a point on the East line of the Southwest 1/4 of Section 11, Township 14 North, Range 18 East, M.D.B. & M., said point also being a centerline point at Highway Engineer's Station 564+84.00 P.O.S. of U.S. Highway 50, as recorded on May 22, 1968, in Book 59, at Pages 287 and 288, as Document 41041, Douglas County, Records;

THENCE along the East line of the Southwest 1/4 of Section 11, to the intersection of said East line with the South right of way line of said US. Highway 50, said point being the True Point of Beginning;

THENCE from said True Point of Beginning, continuing along the East line of the Southwest 1/4 of Section 11, to the South line of the Southwest 1/4 of Section 11;

THENCE along the South line of the Southwest 1/4 of Section 11, to a point, said point being the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 14 North, Range 18 East, M.D.B.& M.,

THENCE along the East line of the Northwest 1/4 of the Northwest 1/4 of Section 14 to the South line of the Northwest 1/4 of the Northwest 1/4 of Section 14;

THENCE along the South line of the Northwest 1/4 of the Northwest 1/4 of Section 14 to the Southeast corner of the North 1/2 of the Northeast 1/4 of Section 15, Township 14 North, Range 18 East, M.D.B. & M.,

THENCE along the South line of the North 1/2 of the Northeast 1/4 of Section 15 to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 15;

THENCE along the East line of the Southwest 1/4 of the Northeast 1/4 of Section 15 to the South line of the Southwest 1/4 of the Northeast 1/4 of Section 15;

THENCE along the South line of the Southwest 1/4 of the Northeast 1/4 of Section 15 to a point, said point being the intersection of said South line with the Easterly right of way line of U.S. Highway 50, as recorded on May 22, 1968, in Book 59, at Pages 287 and 288, as Document 41041, Douglas County Records;

THENCE along the Easterly and Southerly right of way line of U.S. Highway 50 in a Northeasterly direction to the True Point of Beginning.

EXCLUDING THEREFROM, that certain parcel of land adjacent to the Easterly line of U.S. Highway 50 located in the Northwest 1/4 of Section 15 and more particularly described in a Deed to W.F. Ham and Annette C. Ham, his wife, recorded on May 28, 1946, in Book X, at Page 489, as Document 2809, Douglas County Records.

NOTE: Said legal description previously appeared in Grant, Bargain and Sale Deed recorded on March 4, 1997, in Book 0397, at Page 0378, as Document 0407708, Douglas County Records

Assessor's Parcel No. 1418-15-501-001

EXHIBIT B

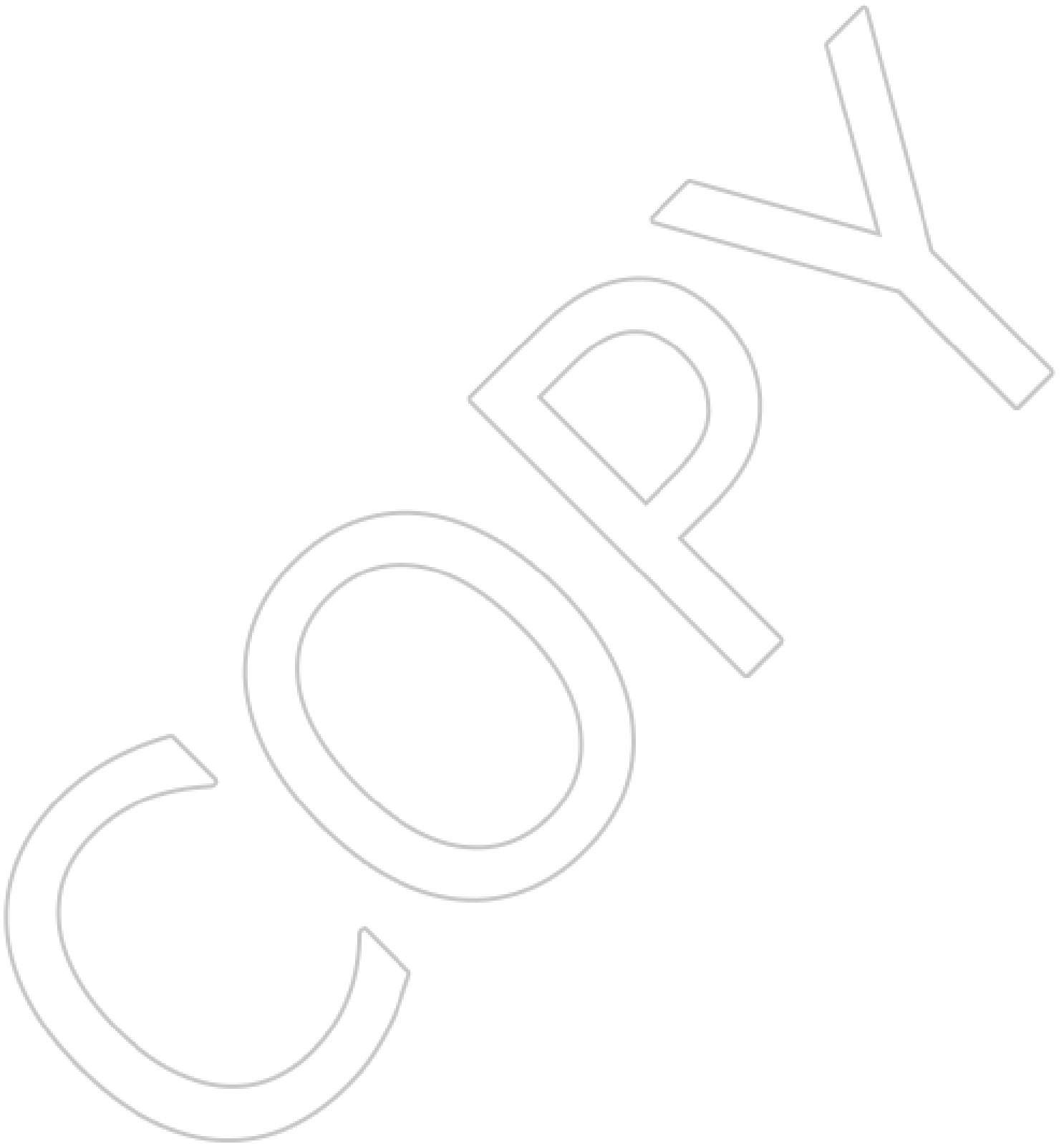
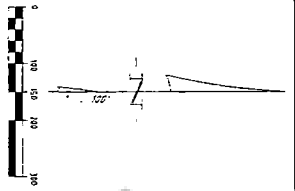


EXHIBIT B

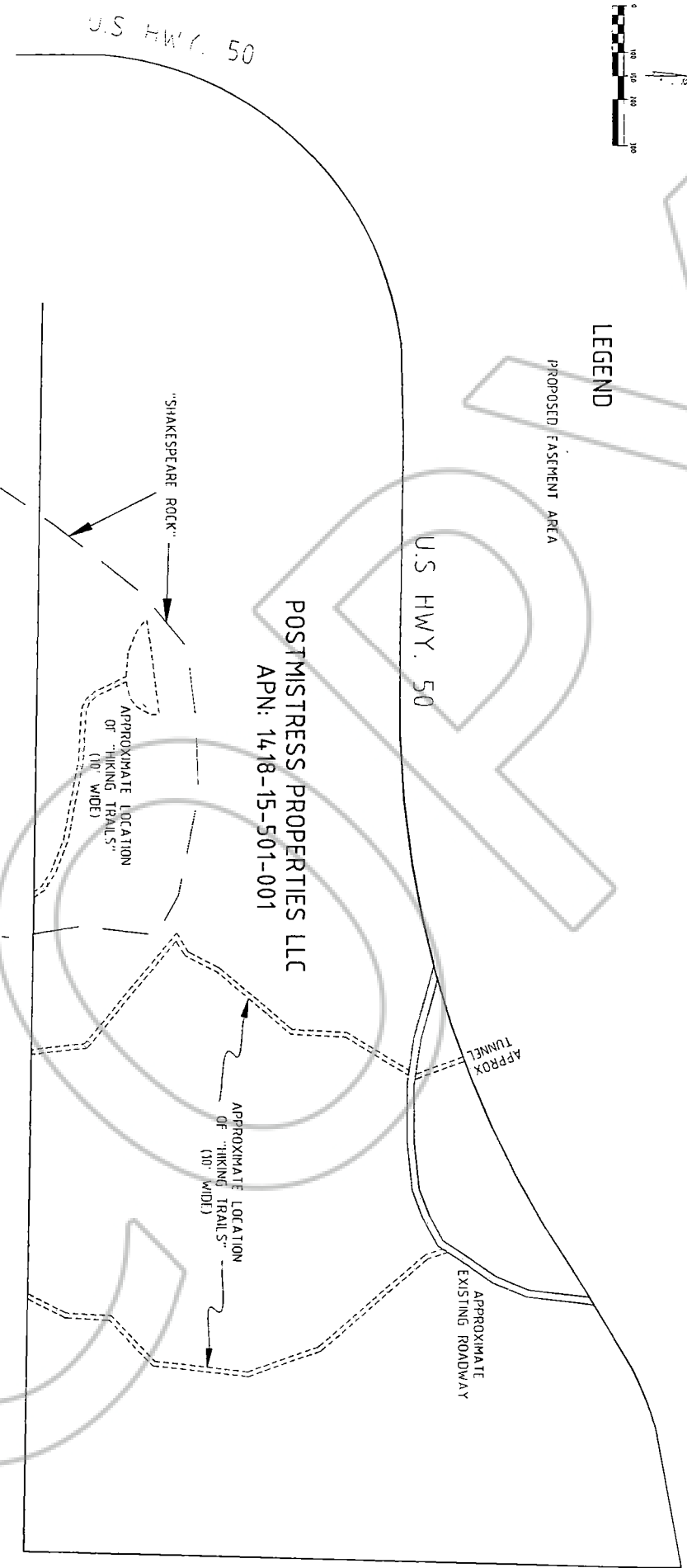
EXHIBIT B

GRANT OF EASEMENT
SHAKESPEARE ROCK TRAIL



LEGEND

PROPOSED EASEMENT AREA



NOTES

1. THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A FIELD REPORT UNLESS SPECIFICALLY INDICATED.

2. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN DETERMINED BY MEASUREMENT AND RECONSTRUCTION OF EXISTING RECORDS AND NOT BY FIELD SURVEY.

3. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN DETERMINED BY MEASUREMENT AND RECONSTRUCTION OF EXISTING RECORDS AND NOT BY FIELD SURVEY.

4. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN DETERMINED BY MEASUREMENT AND RECONSTRUCTION OF EXISTING RECORDS AND NOT BY FIELD SURVEY.

5. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN DETERMINED BY MEASUREMENT AND RECONSTRUCTION OF EXISTING RECORDS AND NOT BY FIELD SURVEY.

BENCH MARK		EXHIBIT		FOR EXAMINATION		DATE
NUMBER	PORTION OF POSTMISTRESS PROPERTIES LLC	NO.	BY	NO.	BY	NOV 2017
ELEVATION		DATE		DATE		
DATE		DESCRIPTION		DESCRIPTION		
DESCRIPTION	SCALE	HORIZ. 1"=100'	VERT. N/A	TITLE	DATE	
REVISION NO.	DATE	DESCRIPTION		DATE		

JTA TURNER & ASSOCIATES, INC.
LAND SURVEYING
1700 S. GARDNER
SUITE 200
LAS VEGAS, NV 89102
TEL: 702.735.8888
FAX: 702.735.8888
WWW.TURNERANDASSOCIATES.COM

September 10, 2024
22097

DESCRIPTION
SHAKESPEARE ROCK HIKING TRAILS EASEMENT – No. 4

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 15, Township 14 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of Parcel 1 per that Grant, Bargain and Sale Deed, filed for record on March 4, 1997 as Document Number 0407708, being more particularly described as follows:

Multiple areas being listed below:

1. an Existing Tunnel serving access under U.S. Highway 50
2. an Existing Trail being 10 feet in width leading from said Tunnel to an Existing Roadway
3. an Existing Roadway over said Parcel 1
4. two Existing Trails being 10 feet in width leading from said Existing Roadway Southerly to the Southerly Property Line of said Parcel 1
5. an Existing Trail leading from said Southerly Property Line of said Parcel 1 to an Existing Lookout Area nearing the Northern edge of Shakespeare Rock
6. said Existing Lookout Area nearing the Northern Edge of Shakespeare Rock.

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

