



SHAWNYNE GARREN, RECORDER

APN# 1418-10-802-010

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

Release of Easement Rights (Rodeo Grounds)

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: 1418-10-802-010

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 personal information of any person or persons (Per NRS 239B.030)

RELEASE OF EASEMENT RIGHTS
(RODEO GROUNDS)

RELEASE OF CERTAIN EASEMENT RIGHTS ("Release") dated this 13th day of September, 2024, is executed by GLENBROOK HOMEOWNERS' ASSOCIATION, a Nevada nonprofit corporation ("GHOA"), in favor of POSTMISTRESS PROPERTIES L.L.C., a Nevada limited liability company ("POSTMISTRESS").

WHEREAS, POSTMISTRESS is the owner in fee of the real property located in Douglas County, State of Nevada, commonly known as Assessor's Parcel Number 1418-10-802-010, more particularly described in the attached Exhibit A (the "Property").

WHEREAS, the Property is subject to certain easement rights held by GHOA.

WHEREAS, a dispute has arisen between Grantor and Grantee concerning the boundaries, use, and limitation of the easement rights in the Property.

WHEREAS, by this Release, GHOA and POSTMISTRESS intend to settle and resolve any disputes between them concerning the boundaries, use, and limitation of the easement rights in the Property.

WHEREAS, by this Release, GHOA intends to release easement rights that it holds over portions of the Property while reserving all other easement rights held by GHOA pertaining to the Property not specifically described herein.

WHEREAS, GHOA's easement rights that are the subject of this Release were recorded on June 23, 1977, in Book 677, at Page 1476, as Document 10409, Douglas County Records ("10409 Easement Rights").

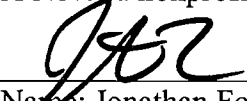
RELEASE OF EASEMENT RIGHTS
(RODEO GROUNDS)

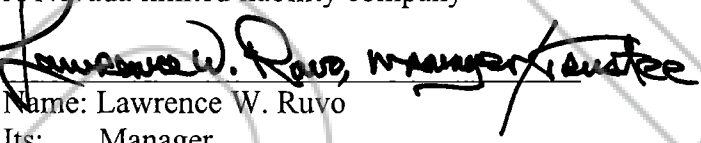
NOW THEREFORE, GHOA, for the mutual covenants and consideration otherwise acknowledged, abandons, releases, and quitclaims the 10409 Easement Rights over certain portions of the Property as described in Exhibit B. This Release concerns only that portion of the Property as specifically described in Exhibit B with GHOA retaining all other easements currently held by GHOA over property owned by POSTMISTRESS, including, but not limited to, those under 10409 Easement Rights. Further, this Release does include the release of any easements for utilities.

IN WITNESS WHEREOF, the parties have executed this conveyance the day and year first above written.

Glenbrook Homeowners' Association
A Nevada nonprofit corporation

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


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

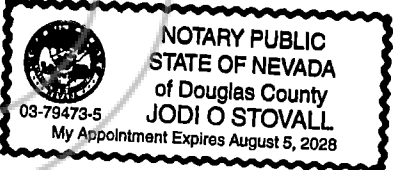

Name: Lawrence W. Ruvo
Its: Manager
Date: September 13, 2024.

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.


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.


Notary Public

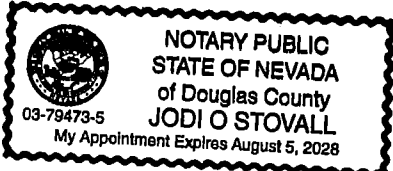


EXHIBIT A

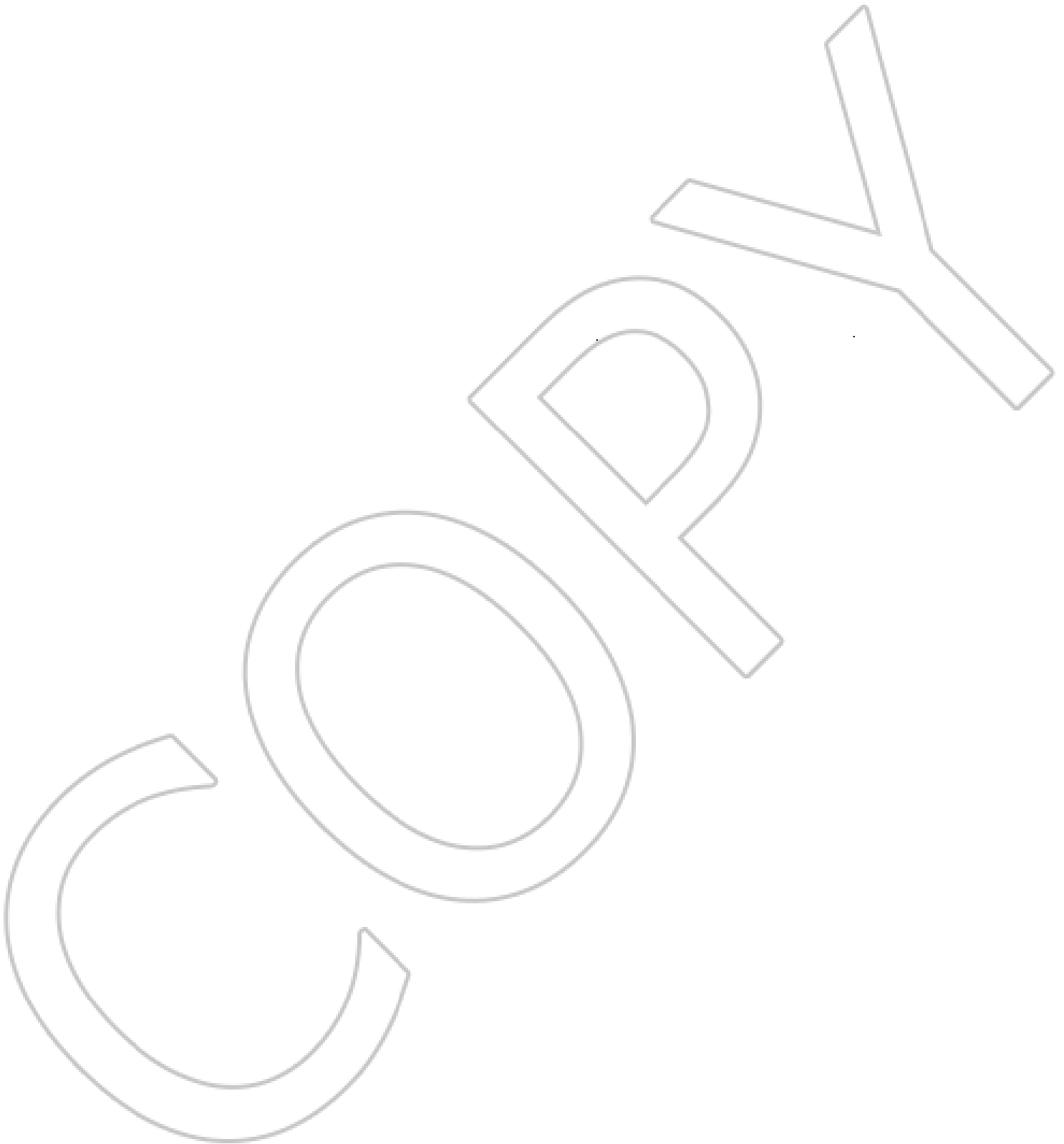
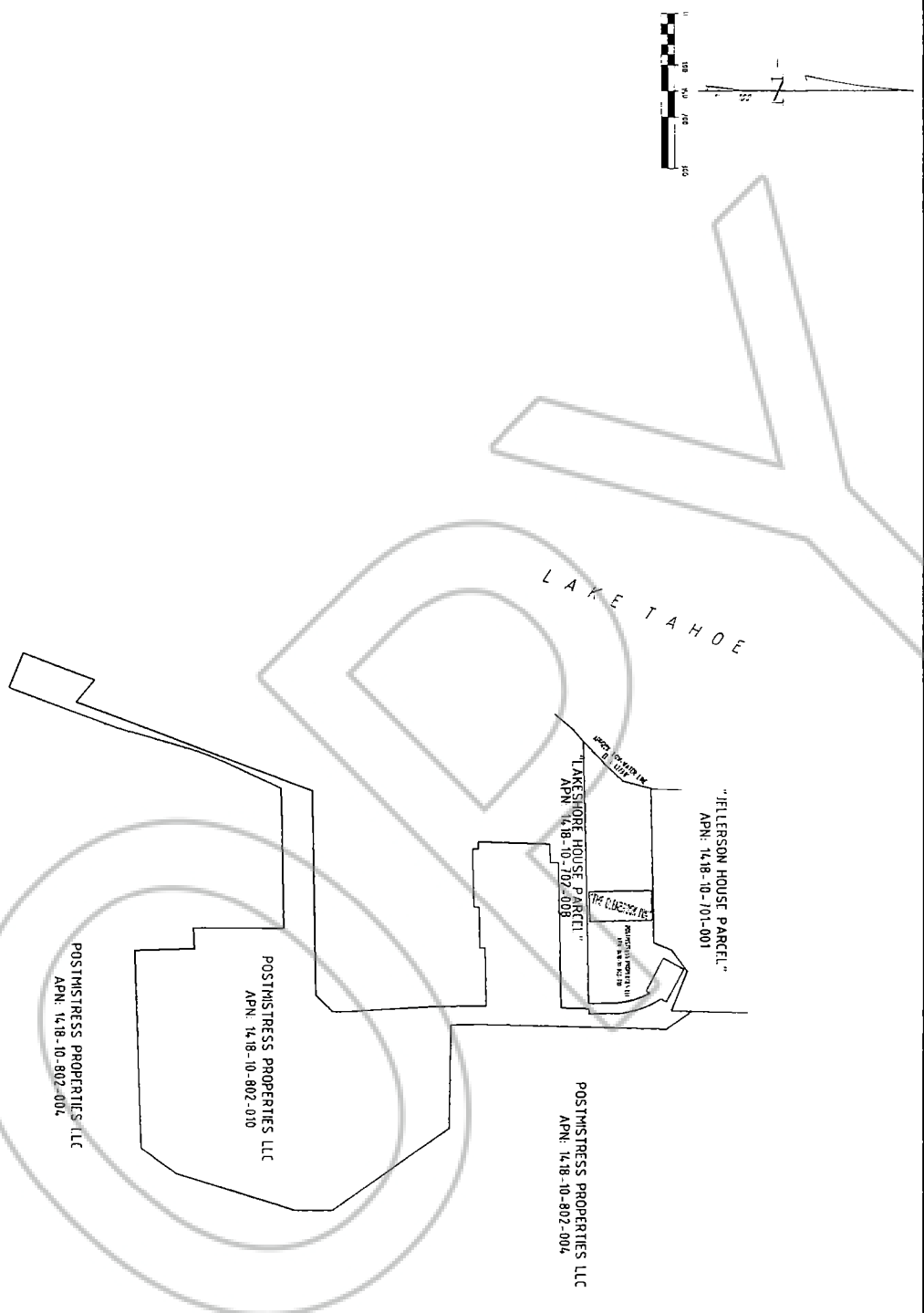


EXHIBIT A

EXHIBIT A

EXISTING APN 14-18-10-802-010



TURNER & ASSOCIATES, INC.
SURVEYING

100 S. MAIN ST., SUITE 100
DENVER, CO 80202
PH: 303.733.8888
WWW.TURNERANDASSOCIATES.COM

NOTES

1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL MAPS ACTING SURVEYING BOARD'S SURVEYING STANDARDS AND PRACTICES FOR PROFESSIONAL SURVEYING. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE LOCAL GOVERNMENT AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS FOUND NO DISCREPANCIES.

BLINCH MARK	NUMBER	ELEVATION	DATE	DESCRIPTION	DATE	SCALE	VERT. M.A.	TRIM	DRAGON	FILE	DATE	DATE	DATE	DATE

EXHIBIT
POSTMISTRESS PROPERTIES LLC
APN 14-18-10-802-010
DOUGLAS CO., NV

REVISION NO.	DATE	DESCRIPTION	BY	CHKD

The Land is described as follows:

All that portion of Section 10, Township 14 North, Range 18 East, M.D.M., being more particularly described as follows:

All that portion of the Postmistress Properties, LLC, Resultant per that Boundary Line Adjustment Deed, recorded April 18, 2017 as Document Number 2017-897486, more particularly described as follows:

Beginning on the approximate Low-water Line of Lake Tahoe, said point also being common to Original Parcel 2 and Original Parcel 3, as shown on that Record of Survey filed for record on June 2, 1983 as Document Number 81145, being an elevation of 6223.0 feet, Lake Tahoe Datum,

Thence along said Low-water Line the following three (3) courses:

North 47°23'19" East 64.65 feet;
North 42°05'47" East 43.37 feet;
North 13°59'49" East 54.84 feet;

Thence North 88°49'10" East 294.84 feet;
Thence North 22°08'08" East 36.33 feet;
Thence North 53°33'38" East 50.41 feet;
Thence South 68°02'08" East 80.88 feet;
Thence North 01°27'45" East 38.96 feet;
Thence South 34°36'48" East 59.46 feet;
Thence South 01°25'48" West 355.38 feet;
Thence South 00°54'34" East 57.38 feet;
Thence South 89°07'18" East 197.05 feet;
Thence South 35°11'09" East 274.88 feet;
Thence South 00°11'51" West 72.18 feet;
Thence South 17°15'14" West 239.32 feet;
Thence South 35°50'20" West 84.21 feet;
Thence South 88°12'32" West 377.23 feet;
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;
Thence South 89°03'08" West 267.38 feet;
Thence South 25°02'08" West 108.51 feet;
Thence along a curve concave to the East, having a radius of 587.50 feet, a central angle of 09°02'28" and an arc length of 92.71 feet, the chord of said curve bears South 20°30'54" West 92.61 feet;
Thence South 15°59'39" West 112.39 feet;
Thence along a curve concave to the West, having a radius of 612.50 feet, a central angle of 04°30'33" and an arc length of 48.20 feet, the chord of said curve bears South 18°14'56" West 48.19 feet;
Thence South 20°30'13" West 194.21 feet;
Thence North 67°46'52" West 70.74 feet;
Thence North 20°34'34" East 143.93 feet;
Thence South 50°25'58" East 54.35 feet;
Thence North 20°34'34" East 484.87 feet;
Thence North 89°02'17" East 389.76 feet;
Thence North 43°11'06" East 45.58 feet;
Thence North 00°58'43" West 32.49 feet;
Thence North 03°11'54" West 155.61 feet;
Thence North 01°07'55" West 96.22 feet;
Thence South 89°02'29" West 311.44 feet;
Thence North 01°52'40" East 137.77 feet;
Thence North 89°29'15" East 35.00 feet;

Thence North 00°30'45" West 15.00 feet;
Thence North 88°49'10" East 276.01 feet;
Thence North 01°28'07" East 53.45 feet;
Thence North 88°49'10" East 10.00 feet;
Thence North 00°37'16" West 52.60 feet;
Thence along a non-tangent curve concave to the West, having a radius of 210.00 feet, a central angle of 24°52'36" and an arc length of 91.18 feet; the chord of said curve bears North 17°53'39" West 90.46 feet;
Thence North 28°17'48" East 10.99 feet;
Thence North 61°42'25" West 70.31 feet;
Thence South 28°17'48" West 44.21 feet;
Thence South 61°42'25" East 70.31 feet;
Thence North 28°17'48" East 9.31 feet;
Thence along a non-tangent curve concave to the West, having a radius of 190.00 feet, a central angle of 20°52'24" and an arc length of 69.22 feet, the chord of said curve bears South 16°08'27" East 68.84 feet;
Thence South 00°37'16" East 51.93 feet;
Thence South 88°49'10" West 500.00 feet to the Point of Beginning.

Together with all that portion of that Correction Grant, Bargain, Sale Deed filed for record on February 13, 2008, as Document No. 718008, also know as the "Short Property", as shown on that Parcel Map for the Short Tract, filed for record on December 24, 1973 as Document Number 70844, being more particularly described as follows:

Beginning at a point that bears South 89°02'29" West 187.83 feet from the Northeast corner of said "Short Property",
Thence South 00°57'31" East 10.00 feet;
Thence South 89°02'29" West 110.00 feet;
Thence North 00°57'31" West 10.00 feet;
Thence North 89°02'29" East 110.00 feet to the Point of Beginning.

EXCEPTION NO. 1:

All that portion of the Southeast quarter of Section 10, Township 14 North, Range 18 East, M.D.B.&M., that is described as Parcels A, B and C, as shown on Parcel Map for Glenbrook Properties/Glenbrook Inn, filed in the office of the County Recorder of Douglas County, Nevada, on June 25, 1980, as File No. 45690.

EXCEPTION NO. 2:

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

All that certain parcel of land located in the Southeast one quarter (1/4) of Section 10, Township 14 North, Range 18 East, Mount Diablo Base and Meridian in the County of Douglas, State of Nevada, and being more particularly described as follows:

Beginning at the Southwesterly corner of Parcel "C" as shown and so designated on the Parcel Map for Glenbrook Properties, filed in the Official Douglas County Records on the 25th of June, 1980, as Document No. 45690; thence North 88°49'10" East 57.00 feet; thence South 01°10'50" East 40.17 feet; thence South 88°49'10" West 57.00 feet; thence North 01°10'50" West 40.17 feet to the point of beginning. Said parcel being further designated as Adjusted Parcel "D", as shown on Record of Survey filed in the office of the Recorder of Douglas County, Nevada, on June 2, 1983, as File No. 81145.

EXCEPTION NO. 3:

Beginning at the Northeast corner of that Correction, Grant, Bargain, Sale Deed filed for record on February 13, 2008 as Document Number 718008, also known as the "Short Property", as shown on that Parcel Map of the Short Tract, filed for record on December 24, 1973, as Document Number 70844,
Thence South 89°02'29" West 110.00 feet;
Thence North 01°28'07" East 10.01 feet;
Thence North 89°02'29" East 110.00 feet;
Thence South 01°28'07" West 10.01 feet to the Point of Beginning.

NOTE: Said legal description previously appeared in Boundary Line Adjustment Deed recorded September 28, 2018, as Document No. 2018-920173, Official Records, Douglas County, Nevada.

EXHIBIT B

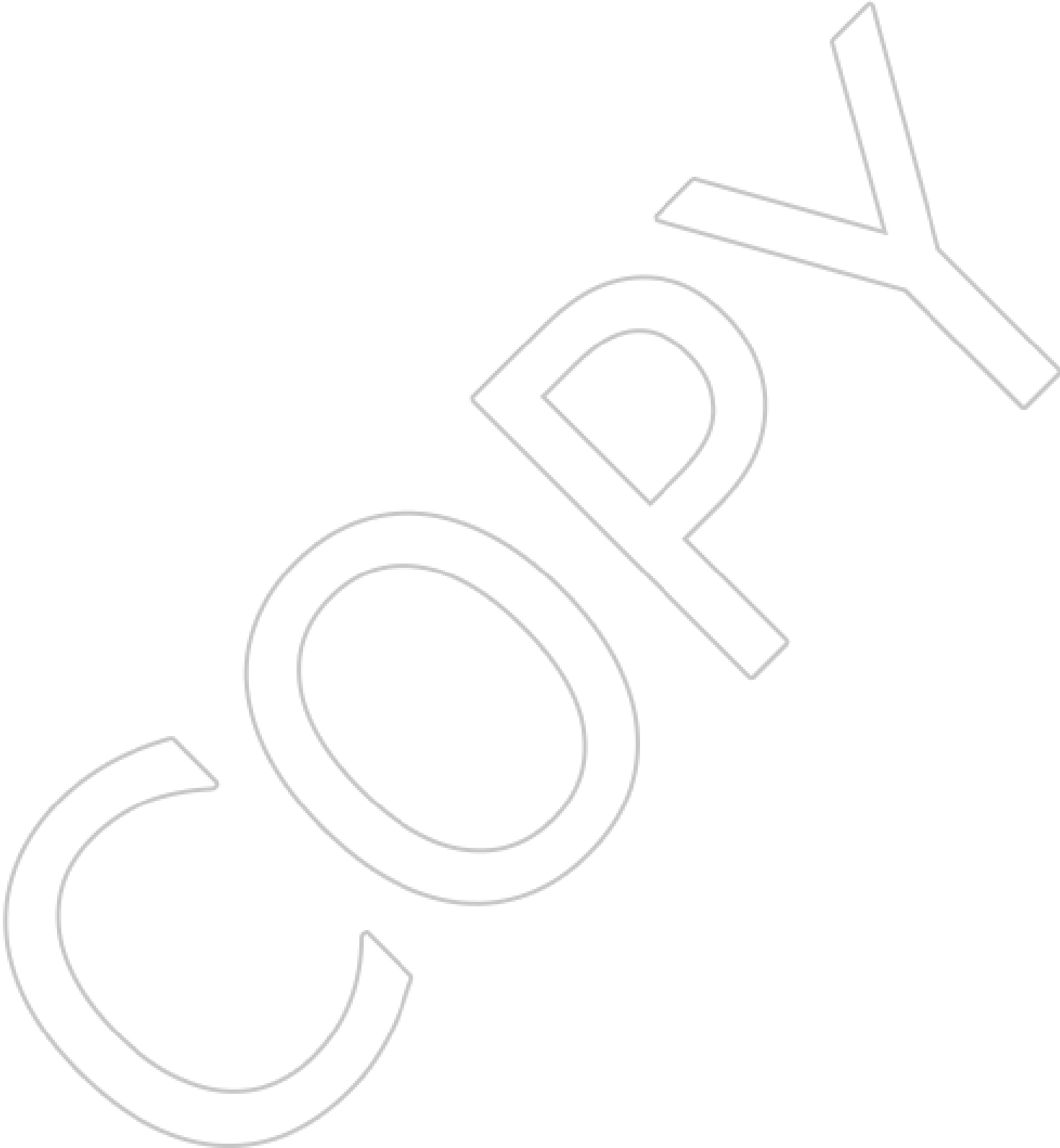
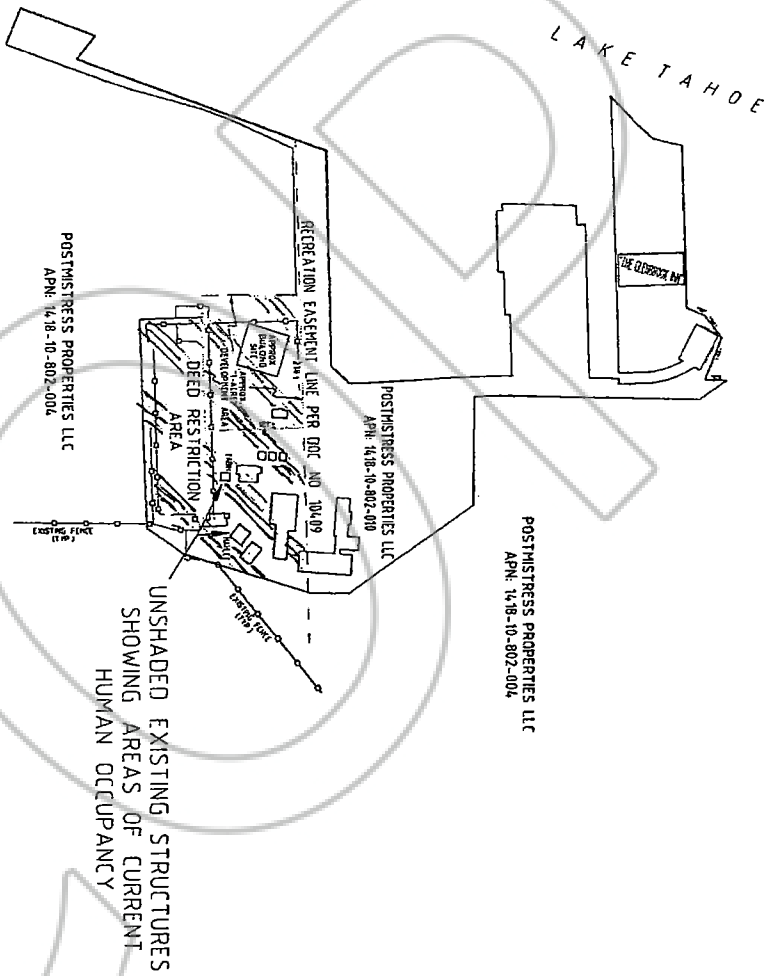
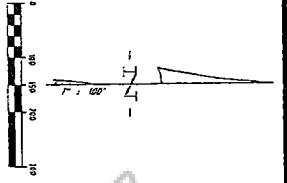


EXHIBIT B

EXHIBIT B

DEED RESTRICTION
RODICO GROUNDS



TURNER & ASSOCIATES, INC.
LAND SURVEYING
 11400 S. STATE ST., SUITE 200, LAS VEGAS, NV 89135
 P.O. BOX 500, SUITE 100, LAS VEGAS, NV 89101

NOTES

...THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF NEVADA.

...THESE PLANS AND SPECIFICATIONS WERE PREPARED BY TURNER & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF TURNER & ASSOCIATES, INC.

BENCH MARK		ELEVATION		DATE	

REVISION NO.		DATE		DESCRIPTION	

EXHIBIT		FOR EXAMINATION	
PORTION OF POSTMISTRESS PROPERTIES LLC		PURPOSES	
APN 14-18-10-802-010		BY	
DOUGLAS CO., NV		DATE	
SCALE		SHEET	
HORIZ. SCALE		1 OF 2	
VERT. SCALE		1 OF 2	
DRAWN BY		CHECKED BY	
DATE		DATE	

September 10, 2024
22097

DESCRIPTION
DEED RESTRICTION AREA – No. 6

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

A portion of the Southeast $\frac{1}{4}$ of Section 10, T14N, R18E, M.D.M., more particularly described as follows:

All that portion of that Parcel described as Postmistress Properties, LLC Resultant per that Boundary Line Adjustment Deed, filed for record on September 28, 2018 as Document Number 2018-920173, being more particularly described as follows:

Beginning at a Point on the Property Line of said Parcel, intersected with the Northerly Extents of the Recreation Easement described in that Deed per Document Number 10409, as shown on that Record of Survey/Lot Line Adjustment, filed for record on January 18, 1991 as Document Number 243204, which bears North $22^{\circ}15'27''$ West 1,178.88 feet from the Southeast Section Corner of said Section 10, marked with a Bureau of Land Management Brass Cap, stamped "T.14N., R.18E, 1990", thence along said Property Line the following six(6) courses:

South $17^{\circ}15'14''$ West 235.25 feet;
South $35^{\circ}50'20''$ West 84.21 feet;
South $88^{\circ}12'32''$ West 377.23 feet;
North $01^{\circ}37'27''$ West 114.19 feet;
South $87^{\circ}26'44''$ West 39.17 feet;
North $00^{\circ}19'50''$ East 174.25 feet;

thence leaving said Property Line North $00^{\circ}19'50''$ East 6.58 feet to a point on said Northerly Extents of the Recreation Easement;

thence along said North line of the Recreation Easement North $88^{\circ}46'29''$ East 537.57 feet to the Point of Beginning.

Containing 3.176 acres, more or less,

The Basis of Bearing for this description is said Record of Survey/Lot Line Adjustment, filed for record on January 18, 1991 as Document Number 243204.

Prepared by:

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

