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STEWART TITLE OF DOUGLAS COUNTY

ORDER NO: 95021518
ACCOMMODATION

RECORDING REQUESTED BY
STEWART TITLE

AND WHEN RECORDED MAIL TO:
DAVID RATZ
1685 HADEOCK CT.
SAN JOSE, CA 95132

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS

BEING A DEED RESTRICTION FOR LOT CONSOLIDATION

This declaration is made this 12 day of SEPT., 1995

by DAVID P. RATZ and JUDY RATZ, husband and wife as joint tenants (hereinafter referred to as "declarant").

RECITALS:

1. Declarant is the owner of that certain real property located in Douglas County, State of Nevada, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

ASSESSOR'S PARCEL NUMBERS 11-134-07 & 11-134-10

2. The declarant desires to construct a single family residence which will encroach upon the common interior lot line of the parcels.

3. As a condition of approval for the physical improvements listed in recital number two (pursuant to Douglas County Ordinances and the Uniform Building Code) the parcels are to be treated as if legally merged.

DECLARANT hereby declares that the certain real property described above is, and shall be deemed by Douglas County to be merged and shall constitute but one contiguous, inseparable parcel.

This declaration shall be deemed a covenant running with the land or as an equitable servitude as the case may be, and shall constitute benefits and burdens to the parcels described above and shall be binding on the declarant and declarant's assigns and all persons hereafter acquiring or owning any interest in the above described parcels.

This declaration may not be revoked or modified without the prior express written and recorded consent of Douglas County, Nevada. Douglas County is deemed and agreed to be a third party beneficiary of this declaration and as such can enforce the

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provisions of the declaration.

IN WITNESS WHEREOF declarant has executed this declaration on the day and year written above.

David P. Ratz
DAVID P. RATZ

Judy Ratz
JUDY RATZ

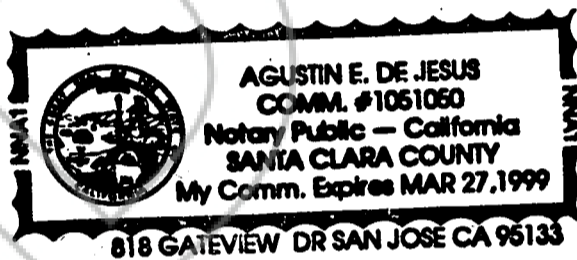
STATE OF CALIFORNIA)
) SS.
COUNTY OF SANTA CLARA)

On SEP 12 1995, personally appeared before me,
a Notary Public, DAVID P. RATZ
JUDY RATZ

personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the same for the purposes therein stated.

Agustin E. De Jesus
Notary Public

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EXHIBIT 'A'
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas,, described as follows:

PARCEL 1:

That portion of the Northwest 1/4 of Section 18, Township 13 North, Range 19 East, M.D.B.&M. in the County of Douglas, State of Nevada, described as follows:

Beginning at a point in the Northeasterly line of Lot 58, Kingsbury Village Unit #1, Amended Plat having a bearing of South 24 degrees 18'17" West, 35.00 Feet from the Northeast corner; thence continuing along said Northeasterly line South 24 degrees 18'17" East, 135.07 Feet to the most Easterly corner of said Lot; thence South 3 degrees 23'09" East along the Easterly line of Lot 59, Kingsbury Village Unit #1, Amended Plat 102.23 Feet; thence South 78 degrees 32'28" East, 129173 Feet to the beginning of a tangent curve concave to the North and having a central angle of 59 degrees 23'40" and a radius of 175.00 Feet; thence Easterly and Northeasterly 181.40 Feet; thence tangent to said last mentioned curve North 43 degrees 02'52" East, 70.63 Feet to the beginning of a tangent curve concave to the Southeast and having a central angle of 33 degrees 53'57" and a radius of 325.00 Feet; thence Northeasterly and Easterly along said last mentioned curve 192.29 Feet; thence tangent to said last mentioned curve North 75 degrees 57'49" East, 29.81 Feet to the beginning of a tangent curve concave to the North having a central angle of 16 degrees 34'12" and a radius of 275.00 Feet; thence Northeasterly along said last mentioned curve 79.53 Feet; thence tangent to said last mentioned curve North 59 degrees 23'57" East, 35.00 Feet; thence North 7 degrees 34'01" West, 161.41 Feet; thence North 4 degrees 14'34" East, 123.78 Feet; thence South 68 degrees 33'55" West, 181.78 Feet; thence North 70 degrees 55'13" West, 153.84 Feet; thence at right angles South 19 degrees 04'47" West, 119.99 Feet; thence at right angles North 70 degrees 55'13" West, 87.00 Feet; thence at right angles South 19 degrees 04'47" West, 50.00 Feet; thence at right angles South 70 degrees 55'13" East, 10.80 Feet to the beginning of a tangent curve concave to the Southwest having a central angle of 88 degrees 22'16" and a radius of 20.00 Feet; thence Easterly, Southeasterly and Southerly along said last mentioned curve 30.85 Feet; thence tangent to said last mentioned curve South 17 degrees 27'83" West, 90.00 Feet; thence North 75 degrees 02'42" West, 167.75 Feet; thence South 42

Continued on next page

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WILSON TITLE
Company

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degrees 28'31" West, 88.73 Feet to the Point of Beginning.

Assessors Parcel No. 11-134-07.

PARCEL 2:

Lot 4, KINGSBURY VILLAGE, UNIT NO. 4, as shown on the Official Map recorded in the Office of the County Recorder on December 9, 1963, in Book 1 of Maps, as Document No. 23987.

Assessors Parcel No. 11-134-10

COPY

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REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 SEP 13 P1:56

LINDA SLATER
RECORDER

\$10.00 PAID *[Signature]* DEPUTY

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