

DECLARATION OF COVENANTS,  
CONDITIONS & RESTRICTIONS

BEING DEED RESTRICTIONS

This declaration is made this 17<sup>th</sup> day of June, 1998,  
by LONNIE D. MASON, (hereinafter referred to as "declarant")

RECITALS

1. Declarant is the Owner of that certain real property located in Douglas County, Nevada, described as follows:  
AS PER EXHIBIT 'A' ATTACHED HERETO
2. The declarant desires to create the following Deed Restrictions affecting Exhibit 'A'
  - A. Deed restrictions for the created lots stating, "All future electric, cable and phone transmission line extensions to either of these parcels must be installed underground".
  - B. Deed restriction requiring NDEP Bureau of Health Protection Services approval of the individual sewage disposal system.

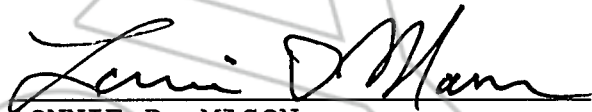
This declaration shall be deemed a covenant running with the land or as an equitable servitude, as the case may be, and shall constitute benefits and burdens to the parcels described above and shall be binding on the declarant and declarant's assigns and all persons hereafter acquiring or owning any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

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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 provisions of the declaration.

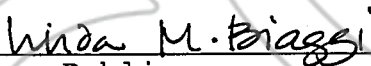
In witness whereof declarants have executed this declaration on the day and year written above.

  
LONNIE D. MASON

STATE OF NEVADA            )  
  )SS.  
COUNTY OF DOUGLAS    )

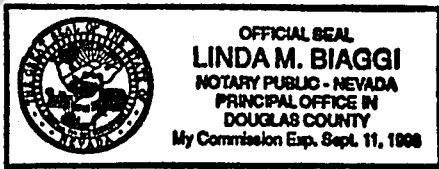
On this 17<sup>th</sup> day of June, 1998, personally appeared before me, a Notary Public, LONNIE D. MASON, personally known or proved to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Witness my hand and official seal.

  
Notary Public

WHEN RECORDED MAIL TO:

✓ Lonnie D. Mason  
420 Hansen Lane  
Gardnerville, NV 89410



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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:

A parcel of land located within a portion of the Northwest one-quarter (NW 1/4) OF SECTION 2, TOWNSHIP 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northwest corner of Section 2, Township 12 North, Range 19 East, Mount Diablo Meridian, a U.S.G.L.O. brass cap as shown on the Map of Division Into Large Parcels for Helen M. Clark Trust, recorded April 20, 1993 in Douglas County Recorder's Office as Document No. 305160; thence South 89°55'05" East, 895.94 to the POINT OF BEGINNING; thence continuing South 89°55'05" East, 1496.06 feet; thence South 00°03'15" East, 584.76 feet to a 1/2" iron pipe, no tag, the Northwest corner of A.P.N. 19-070-05; thence continuing South 00°03'15" East, 639.51 feet along the Westerly line of said A.P.N. 19-075-05 to a 1/2" iron pipe, no tag; the Southwest corner of said APN 19-070-05; thence South 89°57'52" West, 1366.86 feet; thence North 06°03'47" West, 1234.17 feet to the POINT OF BEGINNING.

Together with a non-exclusive Private Access Easement traversing the South 50 feet of Parcels 1, 2, 3 and 4 as shown on Land Map for Helen M. Clark Trust recorded April 20, 1993 in Book 493, Page 3812, as Document No. 305160, Official Records of Douglas County, Nevada.

Also together with that Cross Deeds of Private Equestrian Easement as recorded May 13, 1996 in Book 596, Page 2128 as Document No. 387652, Official Records of Douglas County, Nevada.

Said land is also shown as Adjusted Parcel 7 on that certain Record of Survey for Johnson Family Trust and Lonnie D. Mason filed for record on October 19, 1995, Book 1095, Page 3134, as Document No. 373091, Official Records of Douglas County, Nevada.

Assessors Parcel No. 19-070-23

REQUESTED BY  
RO Anderson ENG  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'98 JUL -2 P4:44

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LINDA SLATER  
RECORDER  
\$ 9.00 PAID K2 DEPUTY