

**GRANT, BARGAIN AND SALE DEED  
DEED RESTRICTIONS**

RPTT \$ #3

- Based on full value
- Based on full value less liens

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
ALLEN J. ALLIE M.D. and ELIZABETH M. ALLIE, Husband and Wife

doe(es) hereby GRANT(s) BARGAIN SELL and CONVEY to  
ALLEN J. ALLIE, M.D. and ELIZABETH M. ALLIE, Husband and Wife as Community Property with Right of Survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the city \_\_\_\_\_ county of DOUGLAS, state of Nevada bounded and described as follows:  
See Exhibit S attached hereto and made a part hereof. Exhibits attached hereto shall be referred to as Exhibits "A" and "B"

APN 23-150-29

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 3, 1999

STATE OF NEVADA

COUNTY OF DOUGLAS

On June 8, 1999 personally appeared before me, a Notary Public,

ALLEN J. ALLIE M.D. & ELIZABETH M. ALLIE

personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Signature Danielle E. Curtis

} s.s

*Allen J. Allie*  
ALLEN J. ALLIE M.D.

*Elizabeth M. Allie*  
ELIZABETH M. ALLIE



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

**WHEN RECORDED MAIL TO**

Name WESTERN TITLE COMPANY, INC.  
 Street Address RETURN TO FILE  
 City, State  
 Zip

Order No. 00081123-201-DEC

047044  
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EXHIBIT "A"

THIS DEED IS BEING RECORDED TO ESTABLISH, OF RECORD, THE FOLLOWING DEED RESTRICTIONS IN CONNECTION WITH THAT CERTAIN PARCEL MAP FOR ALLEN J. ALLIE and ELIZABETH M. ALLIE BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 21 EASE, M.D.B.&M., FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON 6-16-99, IN BOOK 699 AT PAGE 3497, DOCUMENT NO. 470440,

A. THE PORTION OF PARCEL B LOCATED WITHIN THE FLOODPLAIN IS DESIGNATED AS A DRAINAGE EASEMENT AND AN OPEN SPACE CONSERVATION EASEMENT. CONSTRUCTION OF BUILDINGS, SOLID FENCES OR ROADS, GRADING AND EXCAVATING/FILLING WITHIN THE EASEMENT IS PROHIBITED. LIMITED AGRICULTURAL AND ANIMAL KEEPING USES AS DEFINED BY DOUGLAS COUNTY, WITH THE EXCEPTION OF NEW STRUCTURES, ARE PERMITTED. SEE EXHIBIT " " ATTACHED HERETO FOR AFFECTED PROPERTY.

B. EACH OWNER OF A PARCEL ON WHICH DRAINAGE CHANNELS AND EASEMENTS EXIST, OR OTHER PRIVATE ENTITY INCLUDING A HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE CHANNEL AND EASEMENTS. THE OBSTRUCTING OF FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL WITHIN A DRAINAGE EASEMENT IS PROHIBITED. DOUGLAS COUNTY REJECTS ALL OFFERS OF DEDICATION OF DRAINAGE FACILITIES, CHANNELS AND EASEMENTS.

C. THE OWNER (S) OF THE PARCELS WAIVE TO PROTECT FOR ANY COMMUNITY WATER AND/OR SEWER SYSTEM ASSESSMENT DISTRICT FORMED TO PROVIDE WATER AND/OR SEWER SERVICE TO THE PARCELS. THE USE OF A SEPTIC SYSTEM AND A WELL IS AN INTERIM MEASURE ONLY.

COOPER

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**EXHIBIT "D"**  
**LEGAL DESCRIPTION**

All that certain real property situate in the southeast ¼ of Section 31, Township 13 North, Range 21 East, M.D.M., further described as Parcel 3-D, as shown on that Parcel Map for Anthony S. Watkins, filed for record February 6, 1981, in Book 281, Page 781, File No. 53362, and a portion of Parcel 3, as shown on that Parcel Map for Anthony S. Watkins, filed for May 17, 1979, in Book 579, at Page 1180, File No. 32541, both on file in the Official Records of Douglas County, State of Nevada, being more particularly described as follows:

**BEGINNING** at a point which bears S.72°06'01"W., 11.35 feet from the Northwest corner of Parcel 3-D as shown on said Parcel Map for Anthony W. Watkins, File No. 53362;

**THENCE** S.72°16'50"E., 63.21 feet;

**THENCE** S.56°50'00"E., 144.44 feet;

**THENCE** N.85°01'59"E., 132.86 feet;

**THENCE** S.86°40'54"E., 29.27 feet to a point on the northerly line of said Parcel 3-D;

**THENCE** along the northerly line of said Parcel 3-D, S.74°31'04"E., 343.18 feet to the northeast corner of said Parcel 3-D;

**THENCE** along the east line of said Parcel 3-D, S.01°06'34"E., 33.12 feet;

**THENCE** leaving said east line of Parcel 3-D, N.64°21'19"W., 60.31 feet;

**THENCE** N.72°38'30"W., 55.00 feet;

**THENCE** N.86°45'15"W., 72.02 feet;

**THENCE** N.68°12'32"W., 43.96 feet;

**THENCE** N.85°24'06"W., 143.70 feet;

**THENCE** S.77°38'16"W., 58.30 feet;

**THENCE** S.62°49'34"W., 37.33 feet;

**THENCE** N.81°01'48"W., 53.49 feet;

**THENCE** N.53°08'04"W., 152.91 feet;

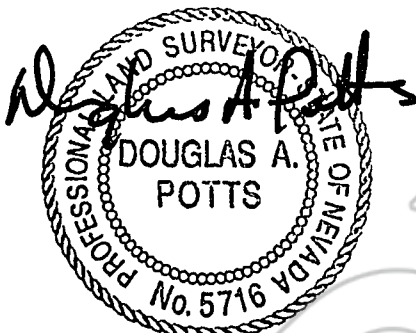
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THENCE N.72°51'55"W., 137.63 feet;

THENCE N.72°06'01" E., 89.95 feet to the POINT OF BEGINNING.

CONTAINING 33,849 square feet, more or less.



5-26-99

COPY

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'99 JUN 16 AM 11:44

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LINDA SLATER  
RECORDER  
\$10<sup>00</sup> PAID *K/S* DEPUTY