

RECORDED AT THE REQUEST OF
AND RETURN TO:

MR. AND MRS. RONALD MUELLER
1524 DESERT GOLD COURT
GARDNERVILLE, NV 89410

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
BEING A DEED RESTRICTION
FOR LOT CONSOLIDATION**

This declarant is made this 5th day of November 1999, by Ronald A. Mueller and Mary C. Mueller 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:

Lot 80, as shown on the Amended Map of TOPAZ SUBDIVISION, filed in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, as Document No. 9774.

Assessors Parcel No. 39-134-06

Lot 82, as shown on the Amended Map of TOPAZ LODGE SUBDIVISION, FIRST AND SECOND SECTIONS, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 16, 1958, under File No. 13594.

Assessors Parcel No. 39-155-01

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.

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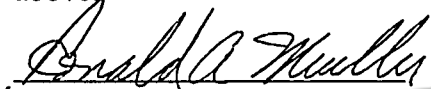
DECLARATION:


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 provisions of the declaration.

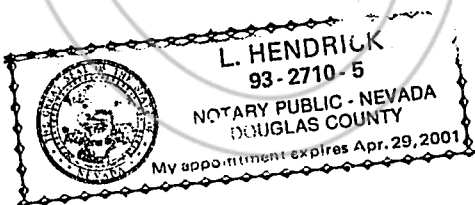
In witness whereof declarant has executed this declaration of the day and year written above.


Ronald A. Mueller


Mary C. Mueller

State of Nevada)
) SS:
County of Douglas)

On this 5th day of November, in the year 1999 before me personally appeared Ronald A. Mueller and Mary C. Mueller, personally known to me to be the persons whose names are subscribed to this instrument, and acknowledge that they executed it.



WITNESS my hand and official seal.



Notary's Signature

My Commission Expires: 4-29-01

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COPY

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

1999 NOV 15 PM 3: 14

LINDA SLATER
RECORDER

\$ 9.00 PAID kd DEPUTY

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