

3-10-2000

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Recorded at the request of and return to:
Mr. & Mrs. Farzad Tabrizi
13 Brooktree Dr.
Danville, Ca. 94506

**Declaration of covenants,
conditions and restrictions
being a deed restriction
for lot consolidation**

This declaration is made this 24th day of January, 2000, by Farzad Tabrizi and Carol Tabrizi husband and wife as community property hereinafter referred as "declarant".

Recital

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

Lots 44 & 45 as shown on the map of TOPAZ SUBDIVISION, filled for record in the office of County Recorder of Douglas County, State of Nevada, on August 10, 1954, in Book 1 of the Maps, as file No. 9774.

Assessor's Parcel Numbers 39-164-040 as lot 44 & 39-164-030 as lot 45.

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 uniform Building Code) the parcels are to be treated as if legally merged.

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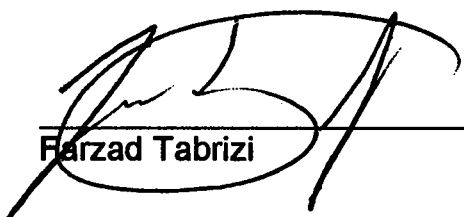
DECLARATION:


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 on the day and year written above.

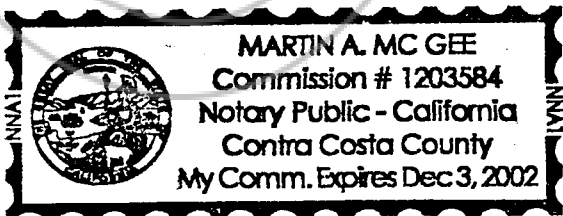

Farzad Tabrizi

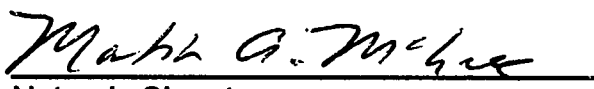

Carol Tabrizi

California
STATE OF ~~NEVADA~~)
Martinez) SS:
COUNTY OF ~~DOUGLAS~~)
Contra Costa

On this 18th day of March, in the year 2000 before me personally appeared Farzad Tabrizi & Carol Tabrizi, personally known to me to be the persons whose names are subscribed to this instrument, and knowledge that they executed it.

WITNESS my hand and official seal




Notary's Signature
My commission Expires: Dec 3, 2002

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COPY

REQUESTED BY
Farrad Tabrizi
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 MAR 23 PM 1: 12

LINDA SLATER
RECORDER

\$ 9.00 PAID MS DEPUTY

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