

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

This declaration is made this 25 day of APRIL, 2000, by Karl H. Graff, Marie T. Graff 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:

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

Lots 53, 57 and 58, 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.

Assessor's Parcel Numbers 39-153-04, 39-153-05, 39-153-06

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.

**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.

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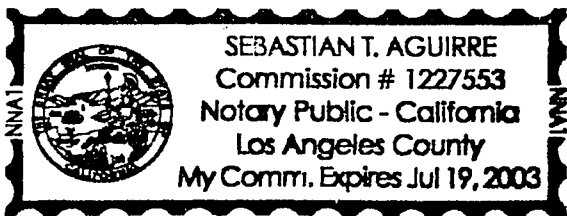
In witness whereof declarant has executed this declaration on the day and year written above.

Karl H. Graff  
Karl H. Graff

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On this 25 day of APRIL, in the year 2000 before me personally appeared Karl H. Graff personally known to me to be the person whose name is subscribed to this instrument, and acknowledge that they executed it.

WITNESS my hand and official seal.



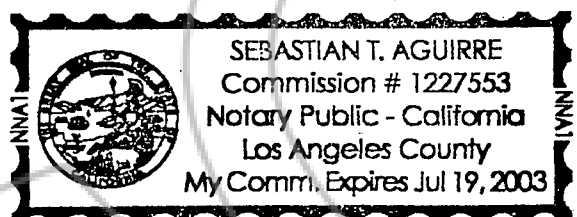
Sebastian T. Aguirre  
Notary's Signature  
My Commission Expires: JUL 19, 2003

Marie T. Graff  
Marie T. Graff

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On this 25 day of APRIL, in the year 2000 before me personally appeared Marie T. Graff personally known to me to be the person whose name is subscribed to this instrument, and acknowledge that they executed it.

WITNESS my hand and official seal.



Sebastian T. Aguirre  
Notary's Signature  
My Commission Expires: JUL 19, 2003

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

2000 MAY 25 PM 12: 29

LINDA SLATER  
RECORDER

SL PAID K2 DEPUTY

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