

DEED RESTRICTION

RPTT \$000.00

APN21-141-13 *New APN: 1420-27-301-001*

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
THEODORE GAINES TRUSTEE OF THE THEODORE GAINES 1996 TRUST DATED OCTOBER 21, 1996

doe(es) hereby GRANT(s) BARGAIN SELL and CONVEY to
THEODORE GAINES TRUSTEE OF THE THEODORE GAINES 1996 TRUST DATED OCTOBER 21, 1996

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 DESCRIPTION SHEET ATTACHED HERETO AND MADE A PART HEREOF

EACH LOT OWNER, FOR THEIR BENEFIT, AND THE BENEFIT OF OTHER LOT OWNERS IN THE BUCKBRUSH ESTATES SUBDIVISION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPKEEP OF ALL DRAINAGE EASEMENTS, CHANNELS, PONDS, AND OTHER DRAINAGE INFRASTRUCTURE ON THEIR LOT AS THE SAME APPEAR ON THE FINAL MAPS FOR BUCKBRUSH ESTATES SUBDIVISION AND AS SHOWN ON THE IMPROVEMENT PLANS AS APPROVED BY AND ON FILE WITH DOUGLAS COUNTY. THIS LANGUAGE SHALL ALSO APPEAR AS A DEED RESTRICTION. IF A LOT OWNER SHALL FAIL TO MAINTAIN, REPAIR OR KEEP UP THE DRAINAGE EASEMENTS, CHANNELS, PONDS OR OTHER DRAINAGE INFRASTRUCTURE ON THEIR LOT, ANY OTHER LOT OWNER IN THE BUCKBRUSH ESTATES SUBDIVISION MAY EXERCISE ANY AND ALL REMEDIES AT LAW OR IN EQUITY AGAINST THE DEFAULTING LOT OWNER INCLUDING LIEN RIGHTS IN ACCORDANCE WITH THE PROVISIONS OF N.R.S. SECTION 116.2101. THE PREVAILING PARTY SHALL BE ENTITLED TO AN AWARD OF FEES AND COSTS.

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

Dated: AUGUST 8, 2000

STATE OF NEVADA

COUNTY OF DOUGLAS

} s.s. *Theodore Gaines Trustee*
THEODORE GAINES TRUSTEE

This instrument was acknowledged before me on

AUGUST 8, 2000

by THEODORE GAINES, TRUSTEE

Carol Costa
Notary Public



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO

Name **THEODORE GAINES**
Street Address **P.O. BOX 2713**
GARDNERVILLE
City, State **NEVADA 89410**
Zip
Order No. **00083398-201-CAC**

0497368

BK0800PG1593

Legal Description

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that certain real property situate in Douglas County, Nevada located within a portion of the West 1/2 of the Southwest 1/4 Section 27, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at a point common to the centerline of the right-of-way for Kim Place as shown of final map for SARATOGA HEIGHTS SUBDIVISION UNIT NO. 1, recorded at Book 6, Page 482 of the Official Records of Douglas County, Nevada and the West line of Section 27, Township 14 North, Range 20 East, Mount Diablo Meridian;

thence North 00°10'20" East along said Section line a distance of 665 feet more or less to the North right-of-way line of Saratoga Street, a sixty-foot wide public right-of-way recorded as Document No. 34826 in the Official Records of Douglas County, Nevada, the POINT OF BEGINNING;

thence continuing North 00°10'20" East along the West section line of said Section 27 a distance of 1,256.99 feet, more or less to the center of section line of said Section 27;

thence North 89°58'25" East, a distance of 1,315.58 feet, more less;

thence South 00°06'15" West a distance of 1160.64 feet, more or less;

thence North 89°53'45" West a distance of 354.95, feet more or less;

thence South 00°10'20" East a distance of 75.5 feet, more or less;

thence along the arc of a curve to the right having a central angle of 90°00'00", a radius of 20 feet and arc length of 31.42 feet;

thence South 89°57'12" West a distance of 942.07 feet, more or less to the POINT OF BEGINNING.

The basis of bearings for this description is the South section line of Section 27, T. 14N., R.21E., M.D.M., bearing North 89°57'00" East.

A.P.N 21-141-13

REQUESTED BY
Mudore Raines
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 AUG -9 PM 1:46

LINDA SLATER
RECORDER

\$ ⁸⁰⁰ PAID *BC* DEPUTY

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