

A.P.N . 1420-28-601-012 & 014

RECORDED AT THE REQUEST OF  
AND RETURN TO:

Melvin Charles Simon  
1326n Porter Drive  
Minden, NV 89423

THIS INSTRUMENT IS BEING RECORDED AS AN  
ACCOMMODATION ONLY. NO LIABILITY, EXPRESS  
OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY  
OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY,  
UPON TITLE TO ANY REAL PROPERTY DESCRIBED  
THEREIN.

FIRST AMERICAN TITLE CO.

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

This declaration is made this 15 day of February, 2001, by Melvin Charles Simon,  
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:

**PARCEL 1:**

Situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 14 North, Range 20 East, M.D.B.&M., and being more particularly described as follows:

BEGINNING at a point 266.75 North from the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 28, said point being the Northwest corner of the land conveyed in the Deed to Harold Krabbenhoft, et al, recorded September 25, 1970 in Book 79 of Official Records at Page 511, Douglas County, Nevada, thence from said point of beginning and along the West boundary of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 28, North 61.82 feet to the Southwest corner of land conveyed to in the Deed to Jean Lekumberry, recorded May 10, 1974 in Book 574 of Official Records at Page 327, Douglas County, Nevada; thence along the South boundary of said land of Lekumberry, East 326.60 feet to the Northwest corner of the land conveyed in Deed to Harold Krabbenhoft, et al, recorded April 7, 1970 in Book 75 of Official Records, at Page 241, Douglas County, Nevada; thence along the West boundary of said last land, South 61.82 feet to the Northeast corner of the land conveyed in Deed to Melvin Charles Simon, et ux, recorded April 5, 1972 in Book 98 of Official Records at Page 569, Douglas County, Nevada; thence along the North Boundary of said lands of Krabbenhoft and Simon, West 326.6 feet to THE POINT OF BEGINNING.

Assessors Parcel Number 1420-28-601-012

**PARCEL 2:**

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

COMMENCING at the Southwest corner of the Southeast quarter of the Southwest quarter of the Northeast quarter of Section 28, Township 14 North, Range 20 East, M.D.B.&M.; thence Easterly and parallel to the South line of the Northeast quarter of

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said Section 28, a distance of 163.30 feet to the true point of beginning; thence continuing Easterly along the South line of the said Northeast quarter a distance of 163.30 feet to a point; thence Northerly and parallel to the West line of said Northeast quarter a distance of 266.75 feet to a point; thence Westerly and parallel to the South line of said Northeast quarter a distance of 163.30 feet; thence Southerly and parallel to the West line of said Northeast quarter a distance of 266.75 feet to the true point of beginning, being a portion of the Southwest quarter of the Northeast quarter of Section 28, Township 14 North, Range 20 East, M.D.B.&M.,

Assessors Parcel Number 1420-28-601-014

2. The delarant desires to construct a single-family residence, which may 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.

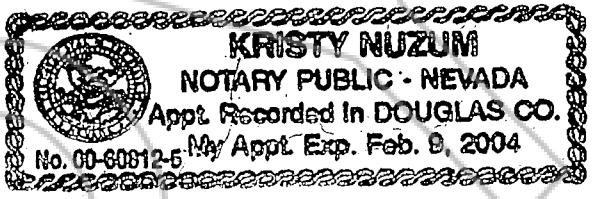
Melvin Charles Simon  
Melvin Charles Simon

STATE OF )  
                  )  
COUNTY OF )

On this 15 day of February, in the year 2001 before me personally appeared Melvin Charles Simon personally known to me to be the person whose name is subscribed to this instrument, and acknowledge that he executed it.

Kristy Nuzum  
Notarial Officer

WITNESS my hand and official seal.



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REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 FEB 26 AM 11:46

LINDA SLATER  
RECORDER

\$ 9.00 PAID KY DEPUTY

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