

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 000101551

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

All that portion of the North half of Section 18, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

COMMENCING at the Northwest corner of said Section 18, a found brass cap; thence from the point of commencement, along the West line of said Section South $00^{\circ}13'30''$ West a distance of 661.40 feet to the true point of commencement; thence from the true point of commencement North $86^{\circ}43'$ East a distance of 700.46 feet to the Westerly terminus of the centerline of a 60 foot roadway known as Penrod Lane; thence South $03^{\circ}17'$ East a distance of 660.00 feet; thence South $86^{\circ}43'$ West a distance of 740.92 feet to a point on the aforementioned West line of Section 18; thence along said line North $00^{\circ}13'30''$ East a distance of 661.40 feet to the true point of commencement.

The above parcel of land also shown as Parcel 5 on the Record of Survey Map filed October 10, 1969 as Document No. 45990.

A.P.N. 37-121-10

PARCEL 2:

TOGETHER WITH a non-exclusive right of way and easement for road and utility purposes on and over the 60 foot roadway (and its extension Easterly to U.S. Highway 395) shown as Penrod Lane on the Record of Survey filed October 10, 1969 as Document No. 45990.

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EXHIBIT "B"

- A. DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT WHERE WELLS AND SEPTIC SYSTEMS ARE REQUIRED FOR WATER AND SEWER SERVICE.
- B. THE USE OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM IS FOR TEMPORARY USE ONLY. THE PARCELS SHALL CONNECT TO A COMMUNITY SEWER SYSTEM WHEN SUCH SYSTEM IS WITHIN 330 FEET TO THE PARCELS.
- C. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OR OTHER PRIVATE ENTITY, INCLUDING A HOMEOWNERS ASSOCIATION, AND OBSTRUCTING THE FLOW OR ALTERING THE COURSE OF A DRAINAGE CHANNEL IS PROHIBITED.
- D. DOUGLAS COUNTY HAS DECLARED IT A POLITY TO PROTECT AND ENCOURAGE AGRICULTURAL OPERATIONS. IF YOUR PROPERTY IS LOCATED NEAR AN AGRICULTURAL OPERATION, YOU MAY AT SOME TIME BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM AGRICULTURAL OPERATIONS. IF CONDUCTED IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED STANDARDS, THESE INCONVENIENCES AND DISCOMFORTS DO NOT CONSTITUTE A NUISANCE FOR PURPOSES OF THE DOUGLAS COUNTY CODE.
- E. ALL CONSTRUCTION AND DEVELOPMENT WITHIN THE "HILLSIDE" AREAS IDENTIFIED ON THE FINAL PARCEL MAP SHALL COMPLY WITH THE HILLSIDE GRADING STANDARDS OF DOUGLAS COUNTY CODE.

REQUESTED BY
Sharon Hoskell
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, WYOMING

2001 APR 30 AM 11:53

LINDA SLATER
RECORDER

\$9⁵⁰ PAID *Kg* DEPUTY

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