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APN 05-242-340

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P.O. Box 435
Zephyr Cove, Nevada 89448

Recording Requested By:

Maynard B. Rotermund, M.D.
and Olga Jane Rotermund
210 Dover Drive
Walnut Creek

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

This indenture is made this 2nd day of June, 2001,
by MAYNARD B. ROTERMUND and OLGA JANE ROTERMUND, husband and wife
(hereinafter referred to as "Declarant"), as follows:

RECITALS

WHEREAS, Declarant is the owner of those certain pieces and parcels of real property located in the County of Douglas, State of Nevada, and more particularly described as follows:

"All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows: Lot 124, and the East half of Lot 125, as shown on the Amended Plat of the ELKS SUBDIVISION, filed in the Office of the County Recorder of Douglas County, Nevada, on January 5, 1928, and as shown on the Second Amended Plat of the ELKS SUBDIVISION, filed in the Office of the County Recorder of Douglas County, Nevada, on June 5, 1952."

WHEREAS, a single-family residence has heretofore been erected on said parcels of real property, and is situate such that it lies on both Lot 124 and the east one-half of Lot 125; and

WHEREAS, Declarant is desirous of consolidating and merging said parcels of real property into one legal parcel of real property.

DECLARATION

Declarant hereby declares that the real properties described above are and shall be deemed by this document to be merged, and shall constitute one contiguous inseparable parcel.

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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 the Declarant's assigns, successors in interests, and all of the persons hereafter acquiring or owning any interest in the above-described parcels of real property.

This Declaration may not be revoked or modified without the prior express written and required consent of Douglas County, Nevada. Douglas County is deemed and has 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 the Day and year first above written.


Maynard B. Rotermund M.D.

MAYNARD B. ROTERMUND, M.D.

Olga Jane Rotermund

OLGA JANE ROTERMUND

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ACKNOWLEDGMENT

California
STATE OF NEVADA)
CONTRA) ss.
COUNTY OF DOUGLAS)
COSTA

On the 2ND day of JUNE, 2001, personally appeared before me, a Notary Public, in and for said County and State, MAYNARD B. ROTERMUND, M.D., and OLGA JANE ROTERMUND, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same, freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.

Sandra S. Belk

NOTARY PUBLIC



REQUESTED BY
Jeffrey Rahbeck

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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RECORDER

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