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APR 1022-29-410-001,002

RECORDED AT THE REQUEST OF
AND RETURN TO:

✓ Jay Page
1258 Centerville Lane
Gardnerville, NV 89410

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

This declaration is made this 25th day of January 2002, by James J. Page Jr. and Dorothy E. Page, owner in fee 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:

Lots 118 and 119, Topaz Subdivision, as recorded in Book 1, Document Number 09774, Douglas County Records Office.

Assessor's Parcel Numbers 1022-29-410-001,002

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.

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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.

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

James J. Page Jr.
James J. Page Jr

Dorothy E. Page
Dorothy E. Page

State of Nevada)
) SS:
County of Douglas)

This instrument was acknowledged before me on January 25, 2002 by Jay Page, James J. Page Jr. and Dorothy E. Page.

Mary E. Baldecchi
Notary Public



REQUESTED BY
Dan Jenkins
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER

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