APN 1022-29-410-011-012

THE FOLLOWING IS AN EXAMPLE FORMAT USED FOR THE CONSOLIDATION OF TWO OR MORE ADJOINING LOTS UNDER THE SAME EXACT OWNERSHIP. REVIEW THIS WITH YOUR ATTORNEY OR A KNOWLEDGEABLE LAND AGENT BEFORE RECORDING. THIS SHOULD BE RECORDED AS THE LAST CONDITION OF YOUR BUILDING PERMIT. ONCE THIS DOCUMENT IS FILED, CONSIDERABLE EFFORT IS REQUIRED TO REVERSE ITS EFFECT. IF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LAKE TAHOE BASIN, TRPA ALSO NEEDS TO BE NAMED WITHIN THE DECLARATION.

RECORDED AT	THE REQUEST OF
AND RETURN T	O:

DAVID MUD DONNA BAVER 1970 BOATTY ST. GARDWERVILLE NV 89410

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

This declaration is made this tenants hereinafter referred to as "declarant",

Smith husband and wife as joint

RECITALS:

1. Declarant is the owner of that certain real property located in Douglas County, State of Nevada, described as follows:

LOIS_ 108 +109

Assessor's Parcel Numbers

- 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.

LOTELIM.DOC PAGE 3

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.

STATE OF NEVADA

) SS:

COUNTY OF DOUGLAS)

personally known to me to be the persons whose names are subscribed to this instrument, and acknowledge that they executed it.

MARY H. KELSH Notary Public - State of Nevada Appointment Recorded in County of Douglas

My Appointment Expires Nov. 5, 2002

WITNESS my hand and official seal.

Notary's Signature

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 020806497

Lot 108 AND 109, as set forth on the map of TOPAZ SUBDIVISION, filed in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, as Document No. 9774.

Assessors Parcel No. 1022-29-410-011 & 012

REQUESTED BY
Harlan Peaceck
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2002 APR 16 PM 2: 19

LINDA SLATER
RECORDER

\$/6 PAID DEPUTY

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