

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

APN 1219-10-002-003

RETURN RECORDED DEED TO:
MR. LEX W. ADAMS, TRUSTEE
217 Sierra Country Circle
Gardnerville, NV 89410
RPTT: \$1,209.00

2004 JAN -7 AM 11:44

WERNER CHRISTEN
RECORDER

\$ 19.00 PAID DEPUTY

GRANTEE/MAIL TAX STATEMENTS TO:

Name: DANIEL R. GRAHAM
Address: 936 SPRINGFIELD DR.
City, State, Zip: GARDNERVILLE, NV 89460

89279 KLS

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 6th day of January, 2004,

by and between LEXIE WAYNE ADAMS AND LYNN MARYA ADAMS, AS TRUSTEES OF
THE JML FAMILY TRUST DATED FEBRUARY 26, 1996 (GRANTOR) and
GRAHAM, HUSBAND AND WIFE AS JOINT TENANTS WITH
DANIEL R. GRAHAM AND DEBORAH D. / (GRANTEE), RIGHT OF SURVIVORSHIP

WITNESSETH:

That the GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00),
lawful money of the United States, and other good and valuable consideration in hand paid by the
GRANTEE, receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN,
and SELL to the GRANTEE, and to GRANTEE's successors and assigns, all that certain parcel of
real property with improvements located thereon, situated in Douglas County, State of Nevada, and
more particularly described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this
reference ("Burdened Property").)

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SUBJECT to a restrictive covenant reserved to GRANTOR in favor of GRANTOR'S property described in Exhibit "B," incorporated herein ("Benefitted Property"), which covenants shall run with the Burdened and Benefitted Property. Grantor reserves a restrictive covenant with the intention to preserve the views of Carson Valley in an eastwardly direction from the Benefitted Property, to provide a buffer area between said Benefitted Property and the Burdened Property, along the adjoining property line of these two parcels, and to cause the described restricted areas to be landscaped in a manner which compliments the natural beauty of the pasture and open spaces.

To accomplish such purposes, construction on the Burdened Property shall be restricted as follows:

- (A) No structure, or portion thereof, including but not limited to a residential building, including the roof, patio, patio pillars, privacy walls, retaining walls, out buildings, gazebo, fencing, driveways, swimming pool, tennis court, playground equipment or any structures or recreational amenities of any kind may be constructed or placed on this parcel:
- (a) within 65 feet of the entire westerly most property line which adjoins the Benefitted Property, Except that a driveway only may be placed in this 65 foot setback area, provided that it is at least 45 feet from the westerly most property line which adjoins the Benefitted Property and does not extend into the restricted area described in paragraph (A) (b) below.
 - (b) within that portion of the burdened Property which lies south of the line starting at that point on the property line between the Benefitted Property and the Burdened Property which is 95 feet northerly of the south western corner of the Burdened Property (abutting the dedicated pasture), and running at a ninety degree angle from this point across the entirety of the Burdened Property to the eastern property line of the Burdened Property (the property line separating the Burdened Property and Lot #2 of Sierra Country Estates). An uncovered patio on grade may be constructed within the area described in this section (b).
- (B) No trees, shrubs, earth or rock mounds or any other landscaping feature or material, which does or at maturity will exceed a height of six feet above the original undisturbed grade and elevations of the Burdened Property shall be planted or placed within the areas described in sections (a) and (b) above.

(C) Construction on the Burdened Property is limited to one single story residence, which shall be constructed so that the interior finished floor elevation shall not exceed an elevation of two feet above the original undisturbed ground elevation at the westernmost corner of the lot. The intention of this restriction is to cause the residence building to hug the land and not be elevated more than two feet above the original undisturbed grade of the lot at the westernmost corner of the lot to preserve the view and natural contours of the land.

TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder or remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said GRANTEE and to GRANTEE's successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

JML FAMILY TRUST dated February 26, 1996

By:


LEXIE WAYNE ADAMS, TRUSTEE

By:


LYNN MARYA ADAMS, TRUSTEE

STATE OF NEVADA)

: ss.

COUNTY OF DOUGLAS)

On JANUARY 6, 2004, ~~2004~~ before me, a notary public,

personally appeared LEXIE WAYNE ADAMS and LYNN MARYA ADAMS, as Trustees of THE JML FAMILY TRUST dated February 26, 1996, personally known (or proved) to me to be the

persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who severally acknowledged to me that they executed the foregoing instrument on behalf of said Trust.

Kathy Swain

NOTARY PUBLIC



COPIES

Exhibit "A"
("Burdened Property")

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

Lot 3 of SIERRA COUNTRY ESTATES PHASE 1 recorded March 28, 1996, Book 396, Page 4735, as Document No. 384282 of Official Records of Douglas County, State of Nevada.

Together with a 24 foot Private Access Easements set forth on map of SIERRA COUNTRY ESTATES PHASE 1.

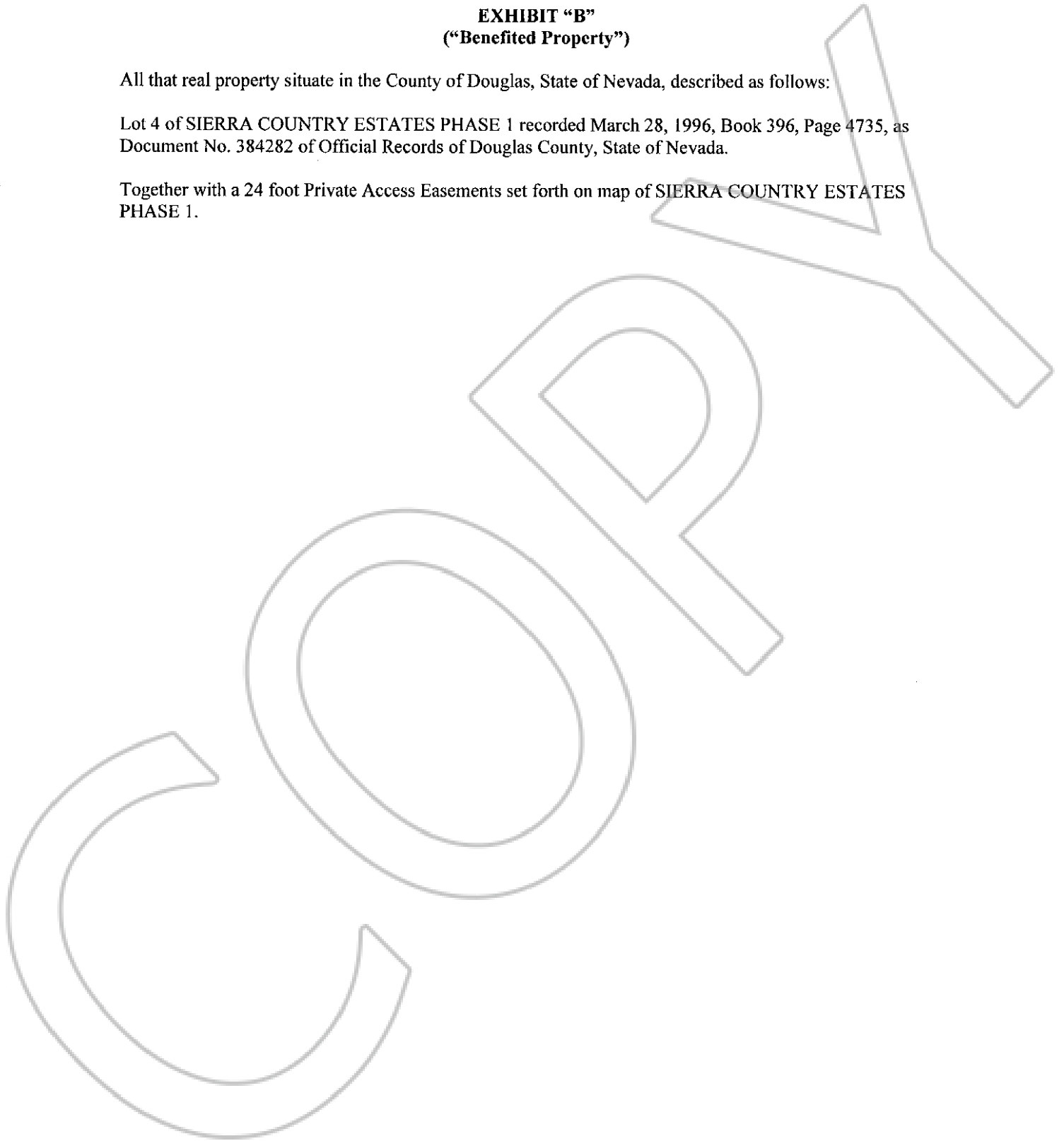


EXHIBIT "B"
("Benefited Property")

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

Lot 4 of SIERRA COUNTRY ESTATES PHASE 1 recorded March 28, 1996, Book 396, Page 4735, as Document No. 384282 of Official Records of Douglas County, State of Nevada.

Together with a 24 foot Private Access Easements set forth on map of SIERRA COUNTRY ESTATES PHASE 1.



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