

REQUESTED BY  
**TSI TITLE & ESCROW**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 AUG 23 PM 4:30

WERNER CHRISTEN  
RECORDER

\$17<sup>00</sup> PAID *KJ* DEPUTY

A.P. N.: 1318-16-810-027  
Escrow No.: 04-50408-RM  
R.P.T.T.: \$1164.15

WHEN RECORDED MAIL TO:  
MARY KAY RICHTER, TRUSTEE  
188 CONCHO DRIVE  
RENO, NV. 89521

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RALPH B. HOYT AND JEAN C. HOYT, HUSBAND AND WIFE AND RALPH B. HOYT AND JEAN C. HOYT, TRUSTEES OF THE R & J HOYT- 1999 TRUST

do(es) hereby GRANT, BARGAIN and SELL to

Mary Kay Richter, Trustee of The Mary Kay Richter 1995 Trust,  
dated April 4, 1995, as amended *as to a 1/2 interest*  
the real property situate in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION  
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR DEED RESTRICTIONS

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 8-3-04

*Ralph B. Hoyt*  
\_\_\_\_\_  
RALPH B. HOYT

*Jean C. Hoyt*  
\_\_\_\_\_  
JEAN C. HOYT

*Ralph B. Hoyt, Trustee*  
\_\_\_\_\_  
RALPH B. HOYT, TRUSTEE

*Jean C. Hoyt, Trustee*  
\_\_\_\_\_  
JEAN C. HOYT, TRUSTEE

State of Nevada } ss:


County of Douglas }

On 8-3-2004

Before me, a Notary Public, personally appeared  
Ralph B. Hoyt and Jean C. Hoyt, individually and Ralph B. Hoyt and Jean C. Hoyt, Trustees

[ ] personally known to me -or- [ ] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

 R. L. McEWING  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 93-5224-5 - Expires April 28, 2005

*R. L. McEwing*  
\_\_\_\_\_  
RL McEwing

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EXHIBIT "A"

Lot 53, situated at ELK POINT in the County of Douglas, State of Nevada, as the same is laid down and delineated and numbered upon a certain map entitled AMENDED PLAT OF ELKS SUBDIVISION, LAKE TAHOE, NEVADA, filed in the Office of the County Recorder of said County of Douglas, January 5, 1928

*A*

COPY

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EXHIBIT "B"

DEED RESTRICTIONS FOR 423 LAKEVIEW, ZEPHYR COVE, NV. 89448  
PARCEL NO.: 1318-16-810-027

SEWER USE:

THE EXISTING RESIDENTIAL JOINT SEWER PIPE LOCATED ON 1318-16-810-027 SHALL BE CONFINED, MAINTAINED, SERVICED, REPAIRED AND/OR REPLACED AS A BURDEN ON PARCEL NO.: 1318-16-810-027 AS MAY BE REQUIRED TO MAINTAIN PROPER USEAGE AS A SEWER FOR PARCEL NO.: 1318-16-810-038 IN PERPETUITY AS A JOINT USEGE SEWER FOR PARCEL NO.'S 1318-16-810-027 AND 1318-16-810-038 ALONG WITH NECESSARY ACCESS TO PARCEL NO. 1318-16-810-027 FOR MAINTENANCE, SERVICE, REPAIR AND REPLACEMENT OF THE JOINT SEWER.

THE EXISTING POINT OF CONNECTION OF THE SEWER PIPE FROM PARCEL NO. 1318-16-810-038 TO THE JOINT SEWER PIPE OF PARCEL NO. 1318-16-810-027, WHICH SHALL CONSIST OF A "CLEAN-OUT WYE" AND SUCH CONNECTION SHALL BE LOCATED AT THE PRESENT POINT OF CONNECTION LOCATED SIX FEET, SIX INCHES EASTERLY FROM THE NORTH WESTERLY CORNER OF PARCEL NO. 1318-16-810-027 AND TWO FEET SOUTHERLY FROM THE NORTHERN BOUNDARY LINE OF PARCEL NO. 1318-16-810-027.

THE COST OF MAINTENANCE, SERVICE, REPAIR AND/OR REPLACEMENT OF THE SEWER PIPE, EXCLUDING RELOCATION OF THE JOINT SEWER PIPE, SHALL BE EQUALLY SHARED BY PARCEL NO.'S 1318-16-810-027 AND 1318-16-810-038. THE COST OF RELOCATION OF THE JOINT SEWER PIPE OR ANY PART THEREOF SHALL BE A CHARGE ONLY AGAINST PARCEL NO. 1318-16-810-027.

HEIGHT RESTRICTIONS:

THERE IS A HEIGHT RESTRICTION OR HEIGHT LIMIT IN PERPETUITY UPON ANY EXISTING OR FUTURE STRUCTURE ON PARCEL NO. 1318-16-810-027 AS FOLLOWS:

THE HIGHEST POINT OF ANY STRUCTURE, INCLUDING THE EXISTING STRUCTURE OR ANY REPLACEMENT STRUCTURE AND INCLUDING THE ROOF OR RIDGE LINE OF ANY ROOF ON SUCH STRUCTURE SHALL NOT EXCEED TWENTY SIX FEET NINE INCHES MEASURED VERTICALLY FROM THE CROSS MARKED ON THE LARGE ROCK LOCATED TEN FEET EASTERLY OF THE WESTERLY BOUNDARY LINE OF PARCEL NO. 1318-16-810-027 AND FROM A POINT TWENTY EIGHT FEET TWO INCHES SOUTHERLY FROM THE NORTHWEST CORNER OF PARCEL NO. 1318-16-810-027.

*AT*

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EXHIBIT "B" CONTINUED

ROOF COLOR RESTRICTIONS:

THERE IS A COLOR RESTRICTION ON ANY ROOF ON THE EXISTING STRUCTURE, A REMODELED STRUCTURE OR A REPLACEMENT STRUCTURE LOCATED ON PARCEL NO. 1318-16-810-027 SHALL IN PERPETUITY, BE AS FOLLOWS:

THE ROOF FINISHED AND VISABLE SURFACE SHALL BE MATTE, NON-GLARE MATERIAL IN SHADES OF BROWN, GRAY GREEN OR BLACK.

*Handwritten signature*

*Large, faint, diagonal watermark text reading "COPY"*

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