

REQUESTED BY
DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 OCT 27 AM 11:40

WERNER CHRISTEN
RECORDER

\$ 0 PAID PC DEPUTY

Assessor's Parcel Number: N/A

Date: OCTOBER 25, 2004

Recording Requested By:

Name: CAROL, DC CLERK'S OFFICE

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS #2004.232
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)
This cover page must be typed or legibly hand printed.

0627797

BK1004PG11580

FILED


NO. 2004 232

2004 OCT 23 PM 12: 00

RECORDING REQUESTED BY:

Douglas County
1594 Esmeralda
PO Box 218
Minden, NV 89423

BARBARA REED
CLERK



WHEN RECORDED MAIL TO:

Paul Kaleta
P.O. Box 11662
Zephyr Cove, NV 89448

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LAND COVERAGE TRANSFER TO DOUGLAS COUNTY LAND BANK
("DEED RESTRICTION")

This Deed Restriction is made this 19th day of April, 2004, by Ray and Karen Eberlin, Land Coverage seller and Eric Folstad Property Owner of sending parcel (hereinafter "Declarants").

RECITALS

1. Declarants, are the owners of certain real property located in Douglas County, State of Nevada, described as follows:

Lot 2, Block B, as shown on the map of Kingsbury Highlands Subdivision, recorded in the office of the County Recorder on November 21, 1961, as Document No. 16916, Official Records, of Douglas County, State of Nevada

APN 1318-24-311-014 (current)

APN 07-342-020 (previous)

2. Declarant received verification of existing land coverage from the Tahoe Regional Planning Agency ("TRPA") on September 26, 2001. Existing land coverage verified equals 6,361 sq. ft. of class 2CaE. TRPA has approved a new single family dwelling rebuild project on November 13, 2003. Land coverage used for the approved rebuild equals 2,297 sq. ft. (155 sq. ft. allowed land coverage + 2,142 sq. ft. of excess land coverage). Therefore, 4,064 sq. ft. (6,361 sq. ft minus 2,297 sq. ft.) of land coverage remains available on this parcel of which we propose to bank 3,361 sq. ft.
3. Ray and Karen Eberlin were the owners of 3,361sq. ft. of unused land coverage comprised of Class 2 CaE
4. On September 25, 2003 a Land Coverage Sale / Purchase Agreement between Paul Kaleta and Ray and Karen Eberlin was made to sell 3,361 sq. ft. of Class 2 unused land coverage. Ray & Karen Eberlin and Eric Folstad have agreed to cooperate with signatures on the necessary documents to complete this land coverage transfer to the Douglas County Land Bank in the ownership of Paul Kaleta.

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DECLARATIONS

IN WITNESS WHEREOF, the Declarant has executed this Deed Restriction on the day and year written above.

DECLARANT'S SIGNATURE

[Signature]

Ray Eberlin

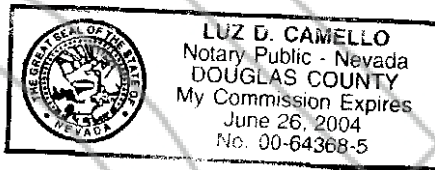
Dated: 4-20-2004

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 20th day of APRIL 2004, before me, personally appeared Ray Eberlin personally known to me or proved to me to be on the basis of satisfactory evidence to be the person 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.

[Signature]

NOTARY PUBLIC



[Signature]

Karen Eberlin

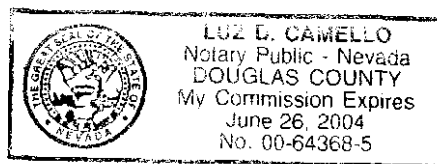
Dated: 4-20-2004

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 20th day of APRIL 2004, before me, personally appeared Karen Eberlin personally known to me or proved to me to be on the basis of satisfactory evidence to be the person 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.

[Signature]

NOTARY PUBLIC



Eric Folstad

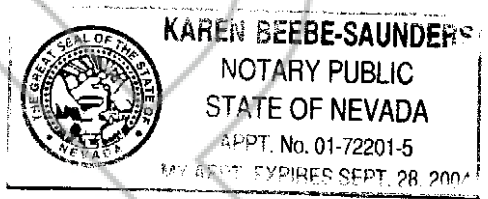
Eric Folstad

Dated: 4/20/2004

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this TWENTIETH day of APRIL 2004, before me, personally appeared ERIC FOLSTAD personally known to me or proved to me to be on the basis of satisfactory evidence to be the person 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.

Karen Beebe-Saunders
NOTARY PUBLIC

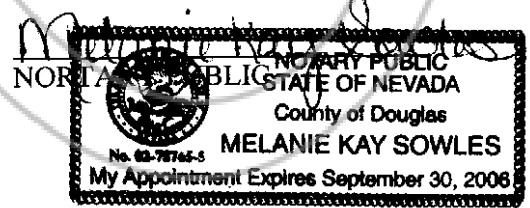


APPROVED AS TO FORM

Mimi Moss
Douglas County Community Development
MIMI MOSS

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 21st day of October 2004, before me, personally appeared Mimi Moss personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person 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.



SEAL
CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: October 25, 2004
B. REP Clerk of the 119th Judicial District Court of the State of Nevada, in and for the County of Douglas.
By Bob Mullock Deputy

0627797
BK1004 PG11583