

23

OFFICIAL RECORD

Requested By:
TAHOE REGIONAL PLANNING

AGENCY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 10 Fee: 23.00
BK-0605 PG-10023 RPTT: 0.00



RECORDING REQUESTED BY:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449

WHEN RECORDED MAIL TO:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attention: Chris M Chambers, Assistant Planner
TRPA File No. 20020951

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CONCERNING THE USE OF A NEW SECONDARY RESIDENCE AND ADDITIONAL
DETACHED LIVING AREA ("DEED RESTRICTION")
TO BE RECORDED AGAINST ACCESSOR'S PARCEL NUMBER (APN) 1418-15-702-001
(FORMERLY 001-110-04)**

This Deed Restriction is made this _____ day of _____, 2005, by Gail A. Jaquish, as Trustee of the Gail A. Jaquish Living Trust, dated 01/01/00 as amended and restated 08/13/02 and to the heirs and assigns of such Grantee forever (hereinafter "Declarant").

RECITALS

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

See "Exhibit A" attached hereto and made a part hereof.

Said parcel was recorded in Document Number 0621099, in Book 0804, on Page 03844 on July 11, 2003, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1418-15-702-001 (hereinafter "Property").

2. The Declarant has received approval from the Tahoe Regional Planning Agency (hereinafter "TRPA") on April 11, 2003 to construct a secondary residence and additional living area associated with the detached structure.
3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Agency.

DECLARATIONS

1. Declarant agrees that the residential unit, and the detached living area, approved with TRPA file number 20020951, are and shall be secondary to the existing primary residential unit on the property and are therefore not eligible for future subdivision.

- 2. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Property described above and shall be binding on the Declarant and Declarant's assigns and all persons acquiring or owning any interest in the Property.
- 3. This Deed Restriction may not be modified or revoked without the prior express written and recorded consent of the TRPA or its successor agency, if any. TRPA is deemed and agreed to be a third party beneficiary of this Deed Restriction and as such can enforce the provisions of this Deed Restriction.

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

DECLARANT'S SIGNATURE:

[Handwritten Signature]

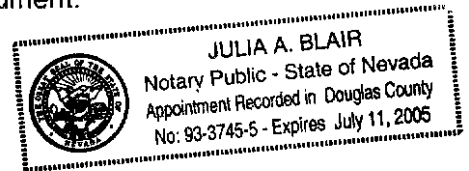
Dated: 6-15-05

Gail A. Jaquish, Trustee
Gail A. Jaquish Living Trust, dated 01/01/00 as amended and restated 08/13/02 and to the heirs and assigns of such Grantee forever

STATE OF NEVADA)
) SS.
COUNTY OF Douglas)

On this 15th day of June, 2005, before me, personally appeared _____ 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 their behalf of which the person(s) acted) executed the instrument.

[Handwritten Signature: Julia A. Blair]
NOTARY PUBLIC



(DOCUMENT CONTINUED ON NEXT PAGE)

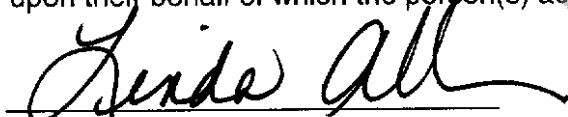
APPROVED AS TO FORM:



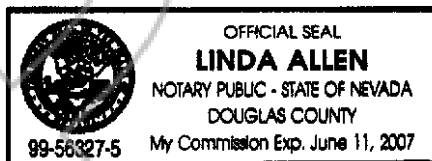
Tahoe Regional Planning Agency

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On this 15th day of June, 2005, before me, personally appeared Jordan Kahn 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 their behalf of which the person(s) acted) executed the instrument.



NOTARY PUBLIC



(END OF DOCUMENT)



"EXHIBIT A"

Aug 31 04 11:04p

151 1161e Department

5883708

P. 1

APN: 1418-15-702-081

Recording Requested By:
Name: WESTERN TITLE COMPANY
Street Address: 1626 HWY 395
City/St/Zip: MINDEN, NV 89423

R.P.T.T. #3

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

2004 AUG 10 AM 11:46

WEAVER CHRISTEN
RECORDER

20⁰⁰ PAID *KJ* DEPUTY

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

COVER SHEET

TYPE OF DOCUMENT

GRANT, BARGAIN & SALE DEED

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION AND TO CHANGE THE MAILING ADDRESS

*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.*

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BK0804 PG03844

Description: Douglas, NV Document-DocID 621099 Page: 1 of 7
Order: # Comment:



19-11-04 FRI 10:59 AM DOUGLAS-RECORDER

Assessor's Parcel Number: 1418-15-702-001

Recording Requested By:

✓ Name: Michael Bradford

Address: 515 South Flower Street, 25th Floor

City/State/Zip: Los Angeles, CA 90071

Phone: (213) 683-6109

Real Property Transfer Tax: \$0 #3

REQUESTED BY
Paul Hastings
IN OFFICIAL RECORDS OF
DOUGLAS CO. REVA
2004 JUN 14 AM 11:56
BERNER CHRISTEN
RECORDER
519⁰⁰ PAID kg DEPUTY

Grant Bargain + Sale Deed
(Title of Document)

The attached Grant, Bargain and Sale Deed is being submitted for re-recording to correct an error in the legal description of the access easement appearing in Exhibit A thereto, as indicated therein.

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 legible hand printed.

One post cover page to recording

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BK0004PG03045

BK0604PG06784

Description: Douglas, NV Document-Deed E21099 Page: 2 of 7

Order: e Comment:



BK- 0605
PG- 10027

APN: 1418-15-702-001
RPTT \$3380.00

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

WHEN RECORDED MAIL TO:
 Name GAIL A. JAQUISH
 Street P.O. BOX 1868 129
 Address
 City, State ZEPHYR COVE, NV 89448
 Zip

MAIL TAX STATEMENTS TO:
 Name GAIL A. JAQUISH
 Street P.O. BOX 1868 129
 Address
 City, State ZEPHYR COVE, NV 89448
 Zip
 Order No. 00088763-201- SLG

2003 JUL 11 AM 11:57

WERNER CHRISTEN
RECORDER

\$17.00 PAID KJ DEPUTY

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES J. FONDREN and LINDA FAYE FONDREN, Co Trustees of the JAMES J. FONDREN AND LINDA FAYE FONDREN TRUST dated January 13, 1994, do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to GAIL A. JAQUISH, as Trustee of the Gail A. Jaquish Living Trust DTD 01/01/00 as amended and restated 8/13/02

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of N/A, County of Douglas, State of Nevada bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

This Grant, Bargain and Sale Deed has been re-recorded to correct an error in the legal description of the access easement appearing in Exhibit A, as indicated therein.

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

Dated: July 2, 2003

STATE OF NEVADA

COUNTY OF Douglas } ss

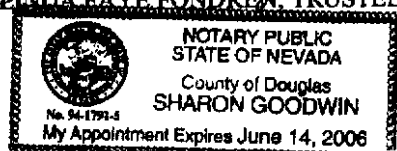
James J. Fondren TRUSTEE
JAMES J. FONDREN, TRUSTEE

This instrument was acknowledged before me on
7/8/03

Linda Faye Fondren TRUSTEE
LINDA FAYE FONDREN, TRUSTEE

by JAMES J. FONDREN AND LINDA FAYE FONDREN, TRUSTEES

[Signature]
Notary Public



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Exhibit A

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

The North half of Lot 3, in Section 15, Township 14 North, Range 18 East, M.D.B. & M.

EXCEPTING THEREFROM that parcel of land as set forth, in Deed dated August 3, 1964, from Margaret C. Hawkins formerly MARGARET CULBERTSON SCRIPPS, to Lake Tahoe Fire Protection District, of the State of Nevada, recorded August 5, 1964, Records of Douglas County, Nevada in Book 25, Page 527 of, Official Records.

ALSO EXCEPTING THEREFROM any portion of the above described parcel lying Westerly of the Easterly line of U. S. Highway 50.

ALSO EXCEPTING THEREFROM that portion thereof as conveyed to the State of Nevada for highway purposes, (U.S. Highway 50) in various Deed of record.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT, BARGAIN AND SALE DEED, recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2000, in Book 0500, Page 0365, as Document No. 0491098, of Official Records.

TOGETHER WITH, a fifteen foot, wide strip of land located in the W ½ W ½ NE ¼ SE ¼, Section 15, T. 14 N., R 18 E., M. D. B & M., Douglas County, Nevada, bounded on the North by the Northerly line of the W ½ WE ½ NE ¼ SE ¼ of said section 15, and bounded on the Southwest by the Easterly ROW of HWY 50, where the center line of the strip is described as follows:

Commencing at the East 1/16 corner on the Eastwest center line of Section 15, T. 14 N., R 18 E., M. D. B. & M., Thence S 88°40'16" E for a distance of 7.50' feet to a point being the true point of beginning of the center line being described;

Thence S. 00°12'56" E. for a distance of 18.83' feet to a point,
Thence S. 17°45'23" E. for a distance of 72.07' feet to a point,
Thence S. 41°28'29" E. for a distance of 69.77' feet to a point,
Thence S. 19°14'57" W. for a distance of 143.47' feet to a point,
Thence S. 26°57'13" W. for a distance of 58.97' feet to a point,
Thence S. 02°55'13" E. for a distance of 72.04' feet to a point,
Thence S. 31°38'20" E. for a distance of 125.03' feet to a point,
Thence S. 12°58'00" E. for a distance of 184.48' feet to a point,
Thence S. 24°36'29" W. for a distance of 191.73' feet to a point,
Thence S. 34°48'53" W. for a distance of 87.41' feet to a point,

See corrected legal description for this easement as set forth on the addendum attached hereto.

Thence S. 58°10'21" W. for a distance of 46.75' feet to a point being the end point of the center line being described also being a point on the Easterly ROW of HWY 50, where said end point bears N. 07°30'37" W. along the Easterly line of the HWY 50 ROW a distance of 67.01' feet from a HWY ROW monument.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT OF INGRESS/EGRESS, SNOW STORAGE AND UTILITY EASEMENT AND USE AND MAINTENANCE AGREEMENT, recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2000, in Book 0500, Page 0340, as Document No. 0491097, of Official Records.

AND TOGETHER WITH DESCRIPTION of a 15' wide ingress, egress and utility easement across Assessor's Parcel No. 01-010-07 for the benefit of A.P.N. 1-110-04 together with a 7.5' wide snow storage

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RK 0703 PG 04766



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easement and 7.5' snow storage and utility easement being a portion of the W. 1/2 W. 1/2 N.E. 1/4 S.E. 1/4 Section 15, T.14N., R.18E., M.D.B.&M., Douglas County, Nevada and being more particularly described as follows:

COMMENCING at a large spike, being the true 1/16 corner as shown on the unrecorded survey by CLD SURVEYING, dated October 1997; said point being the TRUE POINT OF BEGINNING; THENCE S 88°40'16" E, 15.01 feet; thence S 00°12'56" E, 59.76 feet; thence S 41°28'29" E, 100.57 feet; thence S 30°58'29" E, 132.75 feet; thence S 19°14'57" W, 147.49 feet; thence S 26°57'13" W, 57.47 feet; thence S 02°55'13" E, 68.12 feet; thence S 31°38'20" E, 124.34 feet; thence S 12°58'00" E, 188.27 feet; thence S 24°37'54" W, 195.16 feet; thence S 34°48'53" W, 88.96 feet; thence S 58°10'21" W, 51.69 feet more, or less to a point on the Easterly Right of Way Line of U.S. Highway 50; thence along said Easterly Right of Way Line of U.S. Highway 50 N 07°30'37" W, 16.46 feet; thence leaving said Easterly Right of Way Line N 58°10'21" E, 41.81 feet; thence N 34°48'53" E, 84.74 feet; thence N 24°37'54" E, 188.94 feet; thence N 12°58'00" W, 180.69 feet; thence N 31°38'20" W, 125.72 feet; thence N 02°55'13" W, 75.96 feet; thence N 26°57'13" E, 60.46 feet; thence N 19°14'57" E, 139.45 feet; thence N 30°58'29" W, 124.34 feet; thence N 41°28'29" W, 104.79 feet; thence N 00°14'31" W, 65.85 feet to the TRUE POINT OF BEGINNING.

Including a 7.5' snow storage easement along the Westerly edge of the above described easement and a 7.5' snow storage and utility easement along the Easterly edge of the above described easement.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT OF INGRESS/EGRESS, SNOW STORAGE AND UTILITY EASEMENT AND USE AND MAINTENANCE AGREEMENT, recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2000, in Book 0500, Page 0353, as Document No. 0491097, of Official Records.

AND TOGETHER WITH DESCRIPTION of a 10' wide utility easement across A.P.N. 01-010-07 for the benefit of A.P.N. 1-110-04 being a portion of the W. 1/2 W. 1/2 N.E. 1/4 S.E. 1/4 Section 15, T.14N., R.18E., M.D.B.&M., Douglas County, Nevada and being more particularly described as follows:

COMMENCING at a large spike being the true 1/16 corner as shown on the unrecorded survey by CLD SURVEYING, dated October 1997; thence along the West line of the W. 1/2 W. 1/2 N.E. 1/4 S.E. 1/4 of Section 15, T. 14N., R.18E., M.D.B.&M. S 00°14'31" E, 642.26 feet to the TRUE POINT OF BEGINNING; thence N 72°27'50" E, 139.65 feet more, or less to a point on the Easterly edge of the 15' wide ingress, egress and utility easement; thence S 31°38'20" E, 10.31 feet to a point on the Northerly edge of the GLENBROOK POST OFFICE leased property; thence S 72°27'50" W, 145.28 feet more, or less to a point on the West line of the W. 1/2 W. 1/2 N.E. 1/4 S.E. 1/4 of Section 15; thence along said West line N 00°14'31" E, 10.47 feet to the TRUE POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT OF INGRESS/EGRESS, SNOW STORAGE AND UTILITY EASEMENT AND USE AND MAINTENANCE AGREEMENT, recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2000, in Book 0500, Page 0354, as Document No. 0491097, of Official Records.

AND TOGETHER WITH DESCRIPTION of a 15' wide utility easement across Assessor's Parcel No. S 01-110-07 for the benefit of Assessor's Parcel No. 1-010-04, being a portion of the S.E. 1/4 Section 15, T.14N., R.18E., M.D.B.&M., Douglas County, Nevada and being more particularly described as follows:

COMMENCING at a large spike, being the true 1/16 corner as shown on the unrecorded survey by CLD SURVEYING, dated October 1997; thence along the West line of the W. 1/2 W. 1/2 N.E. 1/4 S.E. 1/4 of

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Section 15, T. 14N., R.18E., M.D.B.&M. S 00°14'31" E, 863.46 feet to the TRUE POINT OF BEGINNING; thence N 78°22'55" E, 58.62 feet; thence S 85°21'09" E, 97.06 feet more, or less to a point on the Easterly edge of the 15' wide ingress, egress and utility easement; thence along said Easterly easement line; thence S 24°37'54" W, 15.96 feet; N 85°21'09" W, 89.47 feet; thence S 78°22'55" W, 59.50 feet to a point on the West line of the W.½ W.½ N.E. ¼ S.E. ¼ of Section 15, T.14N., R.18E., M.D.B.&M.; thence along said West line N 00°14'31" W, 15.30 feet to the TRUE POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT OF INGRESS/EGRESS, SNOW STORAGE AND UTILITY EASEMENT AND USE AND MAINTENANCE AGREEMENT, recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2000, in Book 0500, Page 0355, as Document No. 0491097, of Official Records.



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ADDENDUM TO GRANT, BARGAIN AND SALE DEED

TOGETHER WITH, an access easement, being a fifteen foot wide strip of land located in the W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 15, T.14N., R.18E., M.D.B.&M., Douglas County, Nevada, bounded on the north by the northerly line of the W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 15, and bounded on the south west by the easterly ROW of HWY 50, where the center line of the strip is described as follows:

Commencing at the East 1/16 corner on the east west center line of Section 15, T.14N., R.18E., M.D.B.&M., thence S 88°40'16" E for a distance of 7.50' feet to a point being the true point of beginning of the center line being described;

Thence S 00°12'56" E for a distance of 18.83' feet to a point,

Thence S 17°45'23" E for a distance of 72.07' feet to a point,

Thence S 41°28'29" E for a distance of 69.77' feet to a point,

Thence S 30°58'29" E for a distance of 128.55' feet to a point,

Thence S 19°14'57" W for a distance of 143.47' feet to a point,

Thence S 26°57'13" W for a distance of 58.97' feet to a point,

Thence S 02°55'13" E for a distance of 72.04' feet to a point,

Thence S 31°38'20" E for a distance of 125.03' feet to a point,

Thence S 12°58'00" E for a distance of 184.48' feet to a point,

Thence S 24°36'29" W for a distance of 191.73' feet to a point,

Thence S 34°48'53" W for a distance of 87.41' feet to a point,

Thence S 58°10'21" W for a distance of 46.75' feet to a point being the end point of the center line being described also being a point on the easterly ROW of HWY 50, where said end point bears N 07°30'37" W along the easterly line of the HWY 50 ROW a distance of 67.01' feet from a HWY ROW monument.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT OF INGRESS/EGRESS, SNOW STORAGE AND UTILITY EASEMENT AND USE AND MAINTENANCE AGREEMENT, recorded in the office of the County Recorder of Douglas County, Nevada on May 1, 2000, in Book 0500, Page 0340, as Document No. 0491097, of Official Records.



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