

OFFICIAL RECORD  
Requested By:  
DOUGLAS COUTNY/CLERK

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 0.00  
BK-0206 PG- 5258 RPTT: 0.00



Assessor's Parcel Number: N/A

Date: FEBRUARY 15, 2006

Recording Requested By:

Name: CAROL, CLERK'S OFFICE

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A

C C & R'S (#2006.043)  
(Title of Document)

FILED

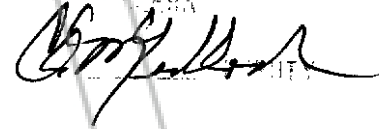
2006.043

2006 FEB 15 PM 3:13

RECORDING REQUESTED BY:

Douglas County  
1594 Esmeralda  
P.O. Box 218  
Minden, NV 89423

RECORDED



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 30<sup>th</sup> day of December 2005, by David Brock, Land Coverage Seller; and Heath B. Daughtrey, Terrell W. Daughtrey, and Margaret K. Hart Property Owners 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 4, 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

Together with easement for roadway and public utility purposes over the Westerly seven and one-half (7 ½) feet of Lot 6 in Block B, and over the Easterly seven and one half-feet of Lot 7 in Block B, of Kingsbury Highlands (hereinafter "Sending Parcel")

APN 07-342-040 (previous)  
APN 1318-24-311-016 (current)

2. Declarant received verification of existing land coverage from the Tahoe Regional Planning Agency ("TRPA") on September 25, 2000. Existing land coverage verified equals 2,458 sq. ft. of Class 1a and 2,767.5 sq. ft. of Class 2. TRPA also approved a single-family dwelling rebuild project on June 22, 2001. Land coverage used for the approved rebuild equals 503 sq. ft. of Class 1a and 1,216 sq. ft. of Class 2. Unused land coverage identified with the rebuild approval equals 1,955 sq. ft. of Class 1a and 1,551 sq. ft. of Class 2. All of the TRPA permit conditions have been met, and on October 2003, the rebuild project security deposit was released. Consequently the unused land coverage is now available for transfer to the Douglas County land bank.
3. David Brock was the previous owner of 3,400 square feet of unused land coverage (comprised of 1,900 sq. ft. of Class 1a and 1,500 sq. ft. of Class 2) as described in the Irrevocable Power of Attorney Regarding Transfer of TRPA Land Coverage, Document Number 0525528, recorded in Book 1001, Page 5919, on October 18, 2001.



4. On June 30, 2003 a Land Coverage Sale / Purchase Agreement was made to sell 1,900 sq. ft. of Class 1a and 1,500 sq. ft. of Class 2 unused land coverage to Paul Kaleta. David Brock, Heath B. Daughtrey, Terrell W. Daughtrey, and Margaret K. Hart 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.

DECLARATIONS

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

DECLARANT'S SIGNATURE

*David Brock*

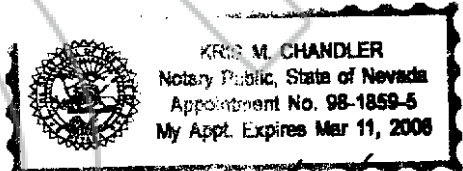
David Brock

Dated: 1/17/06

State of Nevada )  
 COUNTY OF Douglas ) ss.

On this 17<sup>th</sup> day of January 2006, before me, personally appeared David Brock 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.

*Kris M Chandler*  
 NOTARY PUBLIC



Dated: 12/30/05

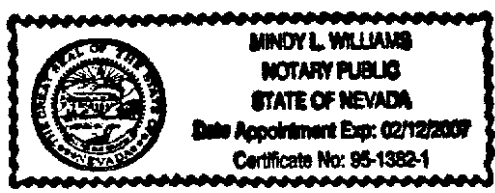
DECLARANT'S SIGNATURE

*Heath B. Daughtrey*

State of Nevada )  
 COUNTY OF Clark ) ss.

On this 30<sup>th</sup> day of December 2005, before me, personally appeared Heath B. Daughtrey 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.

*Mindy L Williams*  
 NOTARY PUBLIC



DECLARANT'S SIGNATURE

Terrell W. Daughtrey  
Terrell W. Daughtrey

Dated: 30 Dec 05

State of Nevada )  
COUNTY OF Clark ) ss.

On this 30th day of December 2005, before me, personally appeared Terrell W. Daughtrey 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.

Mindy L. Williams  
NOTARY PUBLIC



DECLARANT'S SIGNATURE

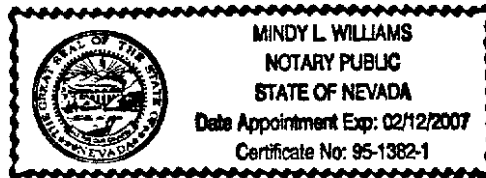
M. K. Hart  
Margaret K. Hart

Dated: 4/5/05

State of Nevada )  
COUNTY OF Clark ) ss.

On this 30th day of December 2005, before me, personally appeared Margaret K. Hart 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.

Mindy L. Williams  
NOTARY PUBLIC



**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: February 15, 2006  
B. Reed Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas.  
By Terrell W. Daughtrey Deputy



EK- 0206  
PG- 5261