

Assessor's Parcel Number: 1419-12-511-012  
1419-12-511-013

Recording Requested By: \_\_\_\_\_

Name: Robert Stevens  
Michelle D. Stevens

Address: 795 Jacks Valley Road

City/State/Zip CARSON CITY, NV 89705

Real Property Transfer Tax: \$ \_\_\_\_\_

DOC # **0698263**  
03/30/2007 12:55 PM Deputy: GB  
**OFFICIAL RECORD**  
Requested By:  
**ROBERT STEVENS**

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 5 Fee: 18.00  
BK-0307 PG-10566 RPTT: 0.00



*DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
BEING A DEED RESTRICTION FOR LOT CONSOLIDATION  
(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.*

APN's: 1419-12-511-012  
1419-12-511-013

WHEN RECORDED, RETURN TO:  
  
ROBERT STEVENS  
MICHELLE D. STEVENS  
795 JACKS VALLEY ROAD  
Carson City, Nevada 89705

GRANTEES' ADDRESS:  
  
795 JACKS VALLEY ROAD  
CARSON CITY, NEVADA 89705

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
BEING A DEED RESTRICTION FOR LOT CONSOLIDATION**

THIS DECLARATION is made this 28<sup>th</sup> day of March,  
2007, by ROBERT STEVENS and MICHELLE D. STEVENS, husband and wife  
as joint tenants, hereinafter referred to as "DECLARANTS."

**R E C I T A L S :**

1. That DECLARANTS are the owners of that certain real  
property located in Douglas County, State of Nevada, commonly known  
as 795 Jacks Valley Road and 3567 Cherokee Drive, and more  
specifically described as follows:

LOT 12, AS SHOWN ON THE MAP OF VALLEY VIEW  
SUBDIVISION, UNIT NO. 2, FILED IN THE OFFICE  
OF THE COUNTY RECORDER OF DOUGLAS COUNTY,  
NEVADA, ON APRIL 6, 1964, DOCUMENT NO. 24786.  
A.P.N.#: 1419-12-511-012

AND

Lot 13, as shown by Map of Valley View  
Subdivision No. 2, filed in the office of the  
County Recorder of Douglas County, Nevada on  
April 6, 1964 as File No. 24786.  
A.P.N.#1419-12-511-013

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2. The DECLARANTS desire to construct and/or build certain structures, notwithstanding a future single family residence, which will encroach upon the common interior lot line of the above-referenced parcels.

3. As a condition of approval for the physical improvements listed in recital number two (2.) (Pursuant to Douglas County Ordinances and the Uniform Building Code), the parcels are to be treated as if legally merged.

IN WITNESS WHEREOF, the GRANTORS have executed this Deed the day and year first above written.

  
\_\_\_\_\_  
ROBERT STEVENS

  
\_\_\_\_\_  
MICHELLE D. STEVENS

**DECLARATION:**

DECLARANTS hereby declare that the certain real property described above is, and shall be, deemed by Douglas County to be merged and shall constitute but one (1) contiguous, inseparable parcel.

This DECLARATION shall be deemed a covenant running with the land or as an equitable servitude, as the case may be, and shall constitute benefits and burdens to the parcels described above and shall be binding on the DECLARANTS and DECLARANTS' assignees and all persons hereafter acquiring or owning any interest in the above-described parcels.



This DECLARATION may not be revoked or modified without the prior express written and recorded consent of Douglas County, Nevada. Douglas County is deemed and agreed to be a third-party beneficiary of this DECLARATION and as such can enforce the provisions of this DECLARATION.

IN WITNESS WHEREOF, DECLARANTS have executed this DECLARATION on the day and year written above.

Robert Stevens  
ROBERT STEVENS

Michelle D. Stevens  
MICHELLE D. STEVENS

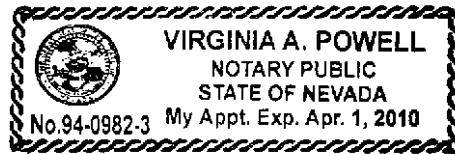
STATE OF NEVADA )  
 ) : ss  
COUNTY OF Carson )

On this 28<sup>th</sup> day of March, 2007, before me, a notary public, personally appeared or known to be, ROBERT STEVENS, whose name is subscribed to this instrument, and who acknowledged that he freely and voluntarily executed the same.

Virginia A. Powell  
NOTARY PUBLIC

(Notarial Seal)

STATE OF NEVADA )  
 ) : ss  
COUNTY OF CARSON )

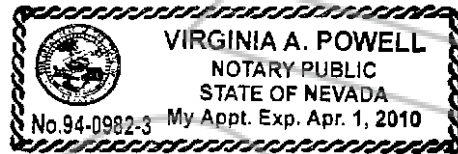


On this 28<sup>th</sup> day of March, 2007, before me, a notary public, personally appeared or known to be, MICHELLE D. STEVENS,

whose name is subscribed to this instrument, and who acknowledged that she freely and voluntarily executed the same.

*Virginia A. Powell*  
\_\_\_\_\_  
NOTARY PUBLIC

(Notarial Seal)



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