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DOC # 0708246  
08/27/2007 03:37 PM Deputy: PK

OFFICIAL RECORD

Requested By:

RONALD A MUELLER

RECORDED AT THE REQUEST OF  
AND RETURN TO:

✓ Mr. & Mrs. Ronald A. Mueller  
1524 Desert Gold Ct.  
Gardnerville, NV 89410

Douglas County - NV  
Werner Christen - Recorder

Page: 1 of 2 Fee: 15.00  
BK-0807 PG- 7664 RPTT: 0.00



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

This declaration is made this 27<sup>th</sup> day of August, 2007, by Ronald A. Mueller and Mary C. Mueller, husband and wife as joint tenants hereinafter referred to as "declarant".

**RECITALS:**

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

Lot 74, as shown on that certain Record of Survey recorded November 20, 2000 in Book 1100, Page 3845, as Document No. 503625.

Note: The above metes and bounds legal description appeared previously in that certain document recorded November 20, 2000 in Book 1100, Page 3846, as Document No. 503626.

Assessors Parcel No. 1022-29-811-005

Lot 80, as shown on the Amended Map of TOPAZ SUBDIVISION, filed in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954 as Document No. 9774.

Lot 82, as shown on the Amended Map of TOPAZ LODGE SUBDIVISION, FIRST AND SECOND SECTION, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 16, 1958, under File No. 13594.

Assessors Parcel No. 1022-29-810-014

2. The declarant desires to construct a single family residence which will encroach upon the common interior lot line of the parcels.

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

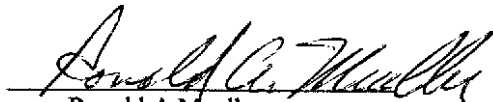
**DECLARATION:**


Declarant hereby declares that the certain real property described above is, and shall be deemed by Douglas County to be merged and shall constitute but one 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 declarant and the declarants's assigns and all persons hereafter acquiring or owning any interest in the above described property.

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 the declaration.

In witness whereof declarant has executed this declaration on the day and year above.

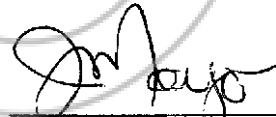
  
Ronald A Mueller

  
Mary C. Mueller

STATE OF NEVADA     )  
                                  ) SS:  
COUNTY OF DOUGLAS )

On this 27<sup>th</sup> day of August, in the year 2007 before me personally appeared Ronald A. Mueller & Mary C. Mueller, personally known to me to be the persons whose names are subscribed to this instrument, and acknowledge that they executed it.

WITNESS my hand and official seal.

  
Notary's Signature  
My Commission Expires: 3/19/08

