

OFFICIAL RECORD

Requested By:

THOMAS PERKINS

RECORDED AT THE REQUEST OF  
AND RETURN TO:

Richard A. Sheldrew and Judy A. Sheldrew  
P.O. Box 313  
Minden, NV 89423  
APN 1320-32-111-061

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 2 Fee: 15.00  
BK-0710 PG- 1190 RPTT: 0.00



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

This declaration is made by Richard A. Sheldrew and Judy A. Sheldrew, husband and wife as community property, hereinafter referred to as "declarant".

**RECITALS:**

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

Lots 7 and 8 in Block K as shown on the map of Town of Minden, filed in the office of the County Recorder of Douglas County, Nevada, on July 2, 1906, as Document No. 20840.

Assessor's Parcel No. 1320-32-111-061

2. The declarants desire to establish professional offices on an existing structure that encroaches upon the common interior lot line of the parcels.

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

**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 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' assigns and all persons hereafter requiring or owning any interest in the above described parcels.

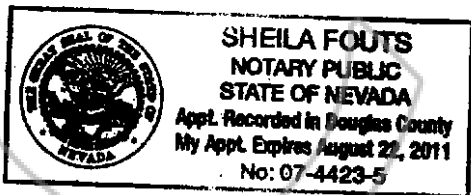
This declaration may not be revoked or modified without the prior express written and recorded consent of Douglas County, Nevada. Douglas County is deemed and agreed to be a third party beneficiary of this declaration and as such can enforce the provisions of the declaration.

In witness whereof declarants have executed this declaration on the day and year written above.

*Richard A. Sheldrew*                      *Judy A. Sheldrew*  
Richard A. Sheldrew                      Judy A. Sheldrew

STATE OF NEVADA            )  
  ) SS.  
COUNTY OF DOUGLAS    )

On this 27 day of May, 2010 personally appeared before me Richard A. Sheldrew and Judy A. Sheldrew, known to me to be the persons whose names are subscribed to this instrument, who acknowledged that they executed it.



WITNESS my hand and official seal.

*[Signature]*  
\_\_\_\_\_  
Notary's Signature  
My Commission Expires: August 22, 2011