

OFFICIAL RECORD

Requested By:
SUZANNE TOWSE

**RECORDING REQUESTED BY AND
MAIL TO:**

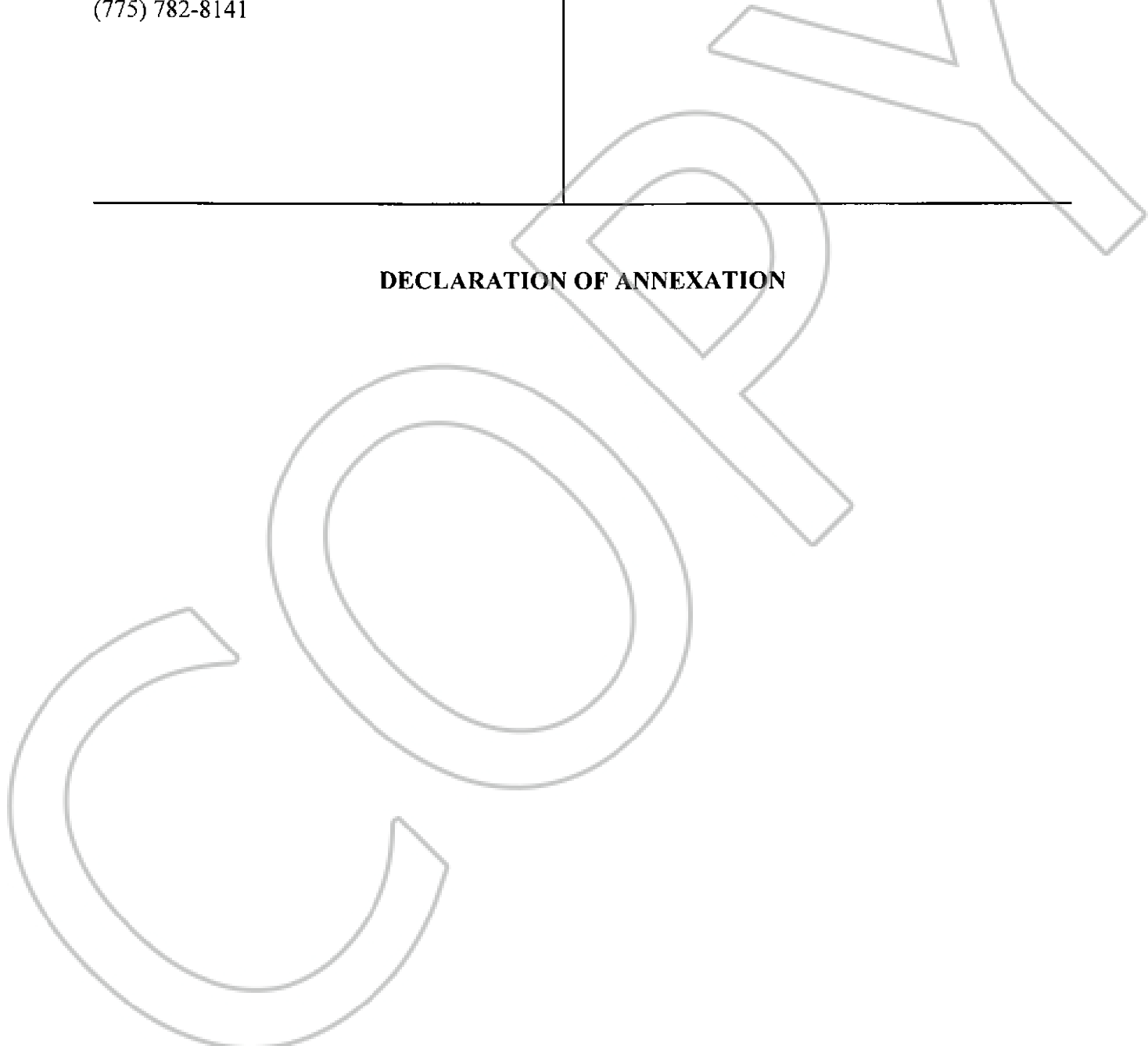
✓ James R. Hales, Esq.
Rowe & Hales, LLP
1638 Esmeralda Avenue
Minden, NV 89423
(775) 782-8141

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0412 PG- 2862 RPTT: 0.00



DECLARATION OF ANNEXATION



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This Declaration of Annexation is made this ___ day of April, 2012, by Carson Valley Homesites, LLC, ("CVH"), successors to Declarant's rights in that certain Declaration of Covenants, Conditions, and Restrictions, recorded on June 28, 2007, as Document No. 0704032 in Book No. 0607, at Page No. 9315, ("CC&R's").

WHEREAS, Gregory C. Lynn and Suzanne Towse, acting as Trustees of the 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement dated May 16, 1995, ("Trust") did prepare, sign, and record the CC&R's; and

WHEREAS, Gregory C. Lynn and Suzanne Towse, acting as Trustees of the Trust did transfer to CVH by deed Lots 3 through 10, 23, 25 through 28, and 33 of Rain Shadow Ranch ("Lots"), such transfers occurring in Documents No. 0779280 through 0779292 in Book 0311, Pages 0186 through 0211, and Document No. 0779259 in Book No. 0311 at Page 0143; and

WHEREAS, CVH has succeeded to the rights of the Declarant through the transfer of the Lots; and

WHEREAS, Article VII of the CC&R's provides for a method to include additional property to the provisions of the CC&R's, as if it were originally covered by the declaration creating the CC&R's and originally part of the project, and

WHEREAS, on March 1, 2011, Greg C. Lynn and Suzanne Towse, as Trustees of the Trust, re-recorded a Grant, Bargain and Sale Deed adjusting the boundary line for Lot 33 increasing the size of the lot such deed being recorded as Document No. 0779257, Book 0311, Page 0129; and

WHEREAS, CVH desires to clarify that all of Lot 33, as currently constituted, is subject to the terms of the CC&R's;

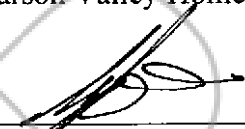
NOW THEREFORE, CVH as successor declarant, makes this following declaration.

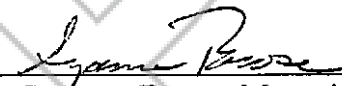
1. Pursuant to the terms of the CC&R's identified in the first paragraph to this agreement, the land described herein as Exhibit A is annexed to the original land covered by the CC&R's, and extends the jurisdiction of the CC&R's to cover the added land.

2. From this point forward, the project, as defined in the CC&R's is redefined to include the land described in Exhibit A in addition to the original land.

In witness whereof, the undersigned, being the successor declarant herein, has hereunto set his hand to this document this 10th day of April, 2012.

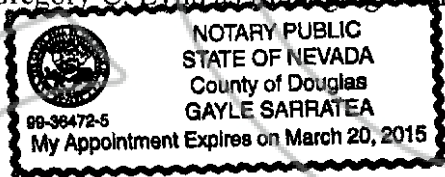
Carson Valley Home Sites, LLC

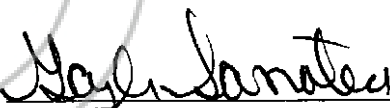

By: Gregory C. Lynn, Managing Member


By: Suzanne Towse, Managing Member

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

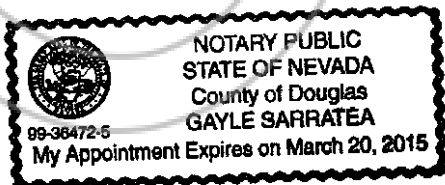
This instrument was acknowledged before me on the 10th day of April, 2012 by Gregory C. Lynn as Managing Member of Carson Valley Home Sites, LLC.





NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 10th day of April, 2012 by Suzanne Towse, as Managing Member of Carson Valley Home Sites, LLC.




NOTARY PUBLIC

**LYNN/TOWSE 1995 TRUST AGREEMENT
LOT 33 & 34
LOT LINE ADJUSTMENT
LEGAL DESCRIPTION**

April 12, 2010

A portion of the Southwest one-quarter of the Northeast one-quarter of Section 17, Township 12 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel 33 as shown on the Final Map of Rain Shadow Ranch – Phase 1, Document No. 446212 of the Douglas County Recorder’s Office which bears S. 43°03'01" W., 2281.61 feet from the Northeast corner of said Section 17, said parcel corner also being a point on the Westerly right-of-way line of Kingston Lane;

thence along said right-of-way line, 371.29 feet along the arc of a non-tangent curve to the left, having a central angle of 21°31'54" and a radius of 988.00 feet, (chord bears S. 12°12'11" W., 369.11 feet);

thence N. 89°24'17" W., 182.02 feet;

thence N. 05°47'59" E., 183.33 feet to the Southwest corner of said Lot 33;

thence N. 14°49'08" E., along the Westerly of said Lot 33, 184.65 feet to the Northwest corner thereof;

thence S. 89°24'17" E., along the Northerly line of said lot 33, 194.29 feet to the POINT OF BEGINNING.

Containing 66,395 Square Feet, more or less.

Basis of Bearing:

GPS Observation, TRUE NORTH per the Final Map of Rain Shadow Ranch –

Phase 1, Document No. 446212.

PREPARED BY:
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