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OFFICIAL RECORDS
Requested By
ANDERSON ENGINEERING

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00
Bk: 0613 Pg: 2215



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
DOUGLAS COUNTY *Community Development*
P.O. Box 218
Minden, Nevada 89423

APN: *Portion of 1320-33-210-064*

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

DECLARATION OF DEED RESTRICTION

THIS INDENTURE, made this 10th day of June, 2013 by The Ranch at Gardnerville 1, LLC, a Nevada limited liability company, hereinafter referred to as "Declarant."

RECITALS

Declarant is the legal and equitable owner of all that certain real property located in Douglas County, Nevada and more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference ("Property").

Pursuant to that certain Planned Development Modification with conditions (PD 04-008-04), as set forth in the letter of approval by Douglas County Community Development dated November 5, 2012 and revised on June 4, 2013, the Property is designated as receiving area and has multi-family residential zoning per the PD 04-008-04 with the condition that development rights must be transferred to the Property to support the multi-family use or any increased density above the base zoning set prior to PD 04-008-04 as conditioned and designated by the Douglas County Development Code.

The Planned Development Approval described above requires that Transferred Development Rights ("TDRs") pursuant to the Douglas County Development Code be assigned/transferred to the Property prior to the issuance of building permits for the construction of residential improvements. As of the date of this Declaration, no TDRs have been assigned/transferred to the Property.

In order to ensure compliance with the conditions of the Planned Development Approval described above, Declarant desires to impose upon the Property equitable servitudes and

covenants that will restrict the use of the Property until such time as sufficient TDRs are formally assigned/transferred to the Property in accordance with the Douglas County Development Code ("DCC").

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby agrees, acknowledges, certifies and declares the following covenants, restrictions and servitudes as an interest in land for the benefit of Douglas County and shall apply and inure to the benefit of and bind the respective successors in interest as follows:

- A. Prior to use of the Property for residential purposes, a final plan for the residential use of the Property must be submitted to the Douglas County Community Development Department concurrently with a Design Review application, which demonstrates compatibility with the Ranch at Gardnerville Planned Development and demonstrates compliance with the approved 633 development units approved with the overall planned development.;
- B. Such submittal must include evidence of sufficient TDRs to support the proposed multi-family residential use or any increase in density set by the base zoning prior to the approval of PD 04-008-04 of the Property; and
- C. The requisite TDRs must be formally assigned/transferred to the Property prior to the issuance of building permits for any residential use.

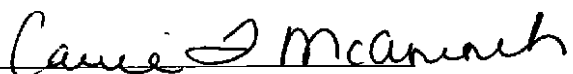
The Declarant represents and warrants it has the authority to agree, acknowledge, certify and declare this Deed Restriction.

This Declaration shall remain in effect until such time as sufficient TDRs to support the residential use of the Property have been formally assigned/transferred to the Property. Upon assignment/transfer of the requisite TDRs to the Property as required by the conditions of approval and DCC, Declarant will present Douglas County Community Development Director with a Release of this Declaration for his/her approval and signature.

IN WITNESS WHEREOF, the Declarant has executed this indenture the day and year first above written.

THE RANCH AT GARDNERVILLE 1, LLC,
a Nevada limited liability company

By: Wealth Strategies Development, Inc.,
Manager

By: 
Carrie L. McAninch, President

STATE OF NEVADA)
)
) : ss.
COUNTY OF Carson City)

On June 10, 2013, personally appeared before me, a notary public, Carrie L. McAninch, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she is the President of Wealth Strategies, Inc., a Nevada corporation and who further acknowledged to me that she executed the foregoing Declaration of Deed restriction on behalf of said entity.

Bobbi Yasmer

NOTARY PUBLIC

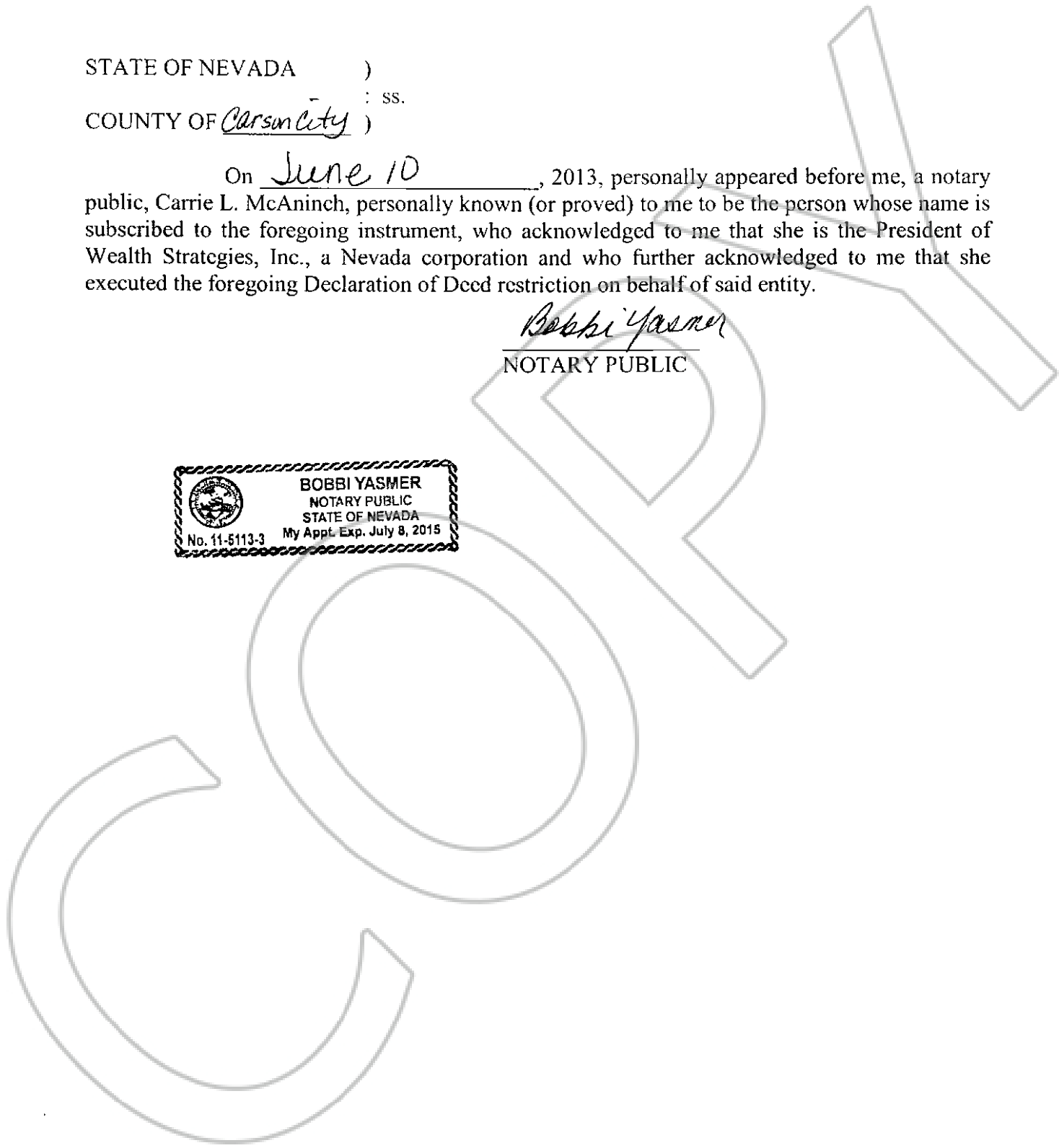
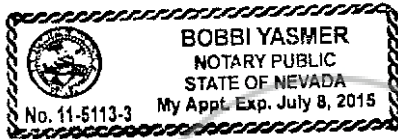


EXHIBIT 'A'

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**DESCRIPTION
LOT D
(Multi-Family)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Northwest one-quarter (NW) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the southeasterly corner of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923, a point on the westerly right-of-way of Gilman Avenue, the POINT OF BEGINNING;

thence along southerly line of said Remainder parcel, the following courses:

- South 41°36'44" West, 51.12 feet;
- North 89°20'57" West, 307.13 feet;
- North 89°19'12" West, 101.94 feet;

- thence North 24°35'38" West, 123.77 feet;
- thence along the arc of a non-tangent curve to the left having a radius of 173.50 feet, central angle of 45°23'37", arc length of 137.46 feet, and chord bearing and distance of North 42°42'34" East, 133.89 feet;
- thence North 20°00'45" East, 109.78 feet;
- thence along the arc of a curve to the right having a radius of 29.00 feet, central angle of 90°00'00", arc length of 45.55 feet, and chord bearing and distance of North 65°00'45" East, 41.01 feet to a point on the southerly right-of-way of Heybourne Road;
- thence along said southerly right-of-way of Heybourne Road and said westerly right-of-way of Gilman Avenue, the following courses:

- South 69°59'15" East, 64.50 feet;
 - Along the arc of a curve to the left having a radius of 837.50 feet, central angle of 17°11'34", arc length of 251.31 feet, and chord bearing and distance of South 78°35'02" East, 250.37 feet;
 - Along the arc of a reverse curve having a radius of 26.50 feet, central angle of 87°49'52", arc length of 40.62 feet, and chord bearing and distance of South 43°15'53" East, 36.76 feet;
 - South 00°39'03" West, 199.50 feet to the POINT OF BEGINNING,
- containing 126,931 square feet (2.91 acres), more or less.

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The Basis of Bearing of this description is South 89°42'55" East, the north line of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423

