

APN# : 1318-24-301-008, 009  
1318-24-401-010

DOUGLAS COUNTY, NV      **2019-928274**  
Rec:\$35.00  
\$35.00      Pgs=7      04/25/2019 03:45 PM  
ETRCO  
KAREN ELLISON, RECORDER

**Recording Requested By:**  
Western Title Company, LLC  
**Escrow No.:** 103322-RTO

**When Recorded Mail To:**  
Patrick K. Willis, trustee of the  
Patrick K. Willis Family Trust  
utd 3/28/00  
5118 Robert J. Matthews  
Parkway  
El Dorado Hills, CA 95672

**Mail Tax Statements to: (deeds only)**

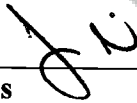
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

Jared Wiss



\_\_\_\_\_ Title Officer

**Declaration of Covenants, Conditions and Restrictions for Project Area and Coverage Calculation ("Deed Restriction")**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

**RECORDING REQUESTED BY**

AND

**WHEN RECORDED MAIL TO:**

Patrick K. Willis, Trustee of the Patrick K. Willis Family  
Trust utd 3/28/00  
5118 Robert J. Matthews Parkway  
El Dorado Hills, CA 95672

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

**DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR PROJECT AREA AND COVERAGE  
CALCULATION ("DEED RESTRICTION")**

Recording Requested BY:

Patrick K. Willis  
Trustee of the Patrick K. Willis Family Trust utd 3/28/00  
5118 Robert J. Matthews Parkway  
El Dorado Hills, CA 95672

WHEN RECORDED MAIL TO:

Patrick Willis  
Trustee of the Patrick K. Willis Family Trust utd 3/28/00  
5118 Robert J. Matthews Parkway  
El Dorado Hills, CA 95672

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROJECT  
AREA AND COVERAGE CALCULATION ("DEED RESTRICTION")

This Deed Restriction is made this 23<sup>rd</sup> day of April 20 19,

by Patrick K. Willis hereinafter referred to as "Declarant")

RECITALS

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

Parcel 1 – Patrick K. Willis

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

All that portion of Section 24, T13 N, R 18E, M.D.M., more particularly described as follows:

BEGINNING at the Northwest corner of said Southeast 1/4 of the Southwest ¼ of said Section 24;

thence North 00°20'10" East, 76.74';

thence South 89°33'56" East 161.10 feet;

thence along a tangent curve to the left with a radius of 60 feet, a central angle of 39°18'54", and an arc length of 41.17 feet; thence North 51°07'10" East 146.77 feet;

thence along a tangent curve to the right with a radius of 80 feet, a central angle of 42°54'43", and an arc length of 59.92feet;

thence South 85°58'07" East 37.05 feet to a point on the Westerly line of Kingsbury Grade; thence along said Westerly line along a curve concave to the Southeast with a

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Patrick K. Willis

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radius of 640 feet and a central angle of  $06^{\circ}49'29''$ , the cord of said curve bears South  $32^{\circ}55'10''$  West 76.19 feet;  
thence South  $29^{\circ}30'38''$  West 15.28 feet;  
thence North  $11^{\circ}41'59''$  West 8.94 feet;  
thence North  $24^{\circ}20'17''$  West 8.62 feet;  
thence North  $66^{\circ}21'21''$  West 17.29 feet; thence North  $84^{\circ}59'14''$  West 33.38 feet;  
thence South  $64^{\circ}22'45''$  West 12.67 feet;  
thence South  $48^{\circ}51'43''$  West 102.32 feet;  
thence South  $22^{\circ}24'05''$  West 10.78 feet; thence South  $01^{\circ}10'16''$  West 16.24 feet;  
thence South  $20^{\circ}21'24''$  East 15.34 feet;  
thence South  $49^{\circ}21'22''$  East 85.356 feet to a point on said Westerly line of Kingsbury Grade;  
thence along said Westerly line South  $29^{\circ}30'38''$  West 24.00 feet;  
thence along a tangent curve to the right with a radius of 360 feet, a central angle of  $43^{\circ}40'30''$ , and an arc length of 274.42 feet;  
thence South  $73^{\circ}11'08''$  West 61.20 feet; thence North  $00^{\circ}20'10''$  East 227.83 feet to the Point of Beginning.

Containing 1.56 acres, more or less.

The Basis of Bearing for this description is that Record of Survey, Document No. 45617.  
Assessor's Parcel Number: 1318-24-401-009.

Parcel 2 – Patrick K. Willis

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

All that portion of Section 24, T13 N, R18 E M.D.M., more particularly described as follows:

Commencing at the Northwest Corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 24;

thence North  $00^{\circ}24'10''$  East 76.74 to the True Point of Beginning;  
thence North  $00^{\circ}20'10''$  East 576.03 feet;  
thence South  $89^{\circ}27'45''$  East 330.19 feet;  
thence South  $00^{\circ}21'35''$  West 326.08 feet;  
thence South  $89^{\circ}30'50''$  East 197.49 feet to a point on the westerly line of Kingsbury Grade;  
thence along said Westerly line along a curve concave to the Southeast with a radius of 640 feet, and a central angle of  $15^{\circ}48'02''$ , the cord of said curve bears South  $44^{\circ}13'55''$  West 175.94 feet;  
thence North  $85^{\circ}58'07''$  West 37.05 feet;

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thence along a tangent curve to the left with a radius of 80 feet, a central angle at  $42^{\circ}54'43''$ , and an arc length of 59.92 feet;  
thence South  $51^{\circ}07'10''$  West 146.77 feet;  
thence along a tangent to the right with a radius of 60 feet, a central angle of  $39^{\circ}18'54''$  and an arc length of 41.17 feet;  
thence North  $89^{\circ}33'56''$  West 161.10 feet to the Point of Beginning.

Containing 4.54 acres more or less.

The Basis of Bearing for this description is that Record of Survey, Document No. 45617.  
Assessor's Parcel Number: 1318-24-301-002

Parcel 3 – Patrick K. Willis

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

All that portion of Section 24 13N, R18 E, M.D.M., more particularly described as follows:

Commencing at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 24;

thence South  $85^{\circ}29'13''$  East 279.10 feet to the True Point of Beginning;  
thence North  $49^{\circ}21'22''$  West 82.35 feet;  
thence North  $20^{\circ}21'24''$  West 15.34 feet;  
thence North  $01^{\circ}10'16''$  East 16.24 feet;  
thence North  $22^{\circ}24'05''$  East 10.78 feet;  
thence North  $48^{\circ}51'43''$  East 102.32 feet;  
thence North  $64^{\circ}22'45''$  East 12.67 feet;  
thence South  $84^{\circ}59'14''$  East 33.38 feet;  
thence South  $66^{\circ}21'21''$  East 17.29 feet;  
thence South  $24^{\circ}20'17''$  East 8.62 feet;  
thence South  $11^{\circ}41'59''$  East 8.94 feet to a point on the Westerly line of Kingsbury Grade;  
thence along said Westerly line South  $29^{\circ}30'38''$  West 161.51 feet to the Point of Beginning.

Containing 0.31 acres more or less.

The Basis of Bearing for this description is that Record of Survey, Document No. 45617.  
Assessor's Parcel Number: 1318-24-301-001

2. The Property, all of which is under common ownership of Patrick Willis, supports the activities of the proposed residential use.

3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency (hereafter "TRPA") pursuant to the Tahoe Regional Planning Compact.

4. Declarant received approval from the TRPA on August 23, 1995, to construct a new single family dwelling and a single family dwelling modification, subject to certain conditions contained on said approval, including a condition that Declarant record a deed restriction permanently assuring that the coverage calculations for the parcels within the project area shall always be made as if the parcels had been legally merged.

5. As a condition of the above approval, Chapter 30, Land Coverage, Section 30.4.1.C.2 (iii) of the TRPA Code of Ordinances, requires that the parcels within the above project area be treated as if legally merged for the purpose of future land coverage calculations within the project area.

6. TRPA has verified (File#LLA2008-0249) 16,926 sq.ft. of land coverage legally existing in the above described project area including lots 1, 2, and 3.

#### DECLARATIONS

1. Declarant hereby declares that, for the purpose of satisfying TRPA's August 23, 1995 condition of approval, the Property consisting of Parcels 1, 2 and 3 identified herein shall always be treated as if the parcels had been legally merged for the purposes of land coverage calculations within the project area.
2. Declarant hereby declares that, of the 16,926 sq.ft. TRPA total of verified land coverage, lots 1 and 2 are allocated 13,916 sq.ft. of land coverage, and lot 3 is allocated the remaining 3,010 sq.ft. of land coverage.

3. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall be binding on the Declarant and Declarant's assigns, and all persons acquiring or owning any interest in the Property.
4. This Deed Restriction may not be modified or revoked without the prior written and recorded consent of the TRPA or its successor agency, if any. TRPA shall be deemed and agreed to be a third-party beneficiary of this Deed Restriction, and as such, can enforce the provisions of this Deed Restriction.

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction on the day and year written.

Declarant's Signature:

*PKW* Dated: 4/23/19  
Patrick K. Willis

STATE OF Nevada ) ss.  
COUNTY OF Clark )

On this 23<sup>rd</sup> day of April, 2019, before me, personally appeared Patrick K. Willis personally know to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

*Renee Karcich*  
Notary Public

