

APN: 1418-34-112-002

RECORDING REQUESTED BY:

Douglas County
Community Development Department
1594 Esmeralda Avenue, Room 201
PO Box 218
Minden, Nevada 89423



00096952201909340970070073

KAREN ELLISON, RECORDER

PLEASE MAIL RECORDED DOCUMENT TO:

Matthew D. Kvancz & Victoria A. Rafanelli
7551 Trask Avenue
Playa Del Rey, CA 90293

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAND
COVERAGE TRANSFER TO DOUGLAS COUNTY LAND BANK TO BE RECORDED
AGAINST APN 1418-34-112-002**

(“DEED RESTRICTION”)

This Deed Restriction is made this 26 day of January, 2019, by **Matthew D. Kvancz and Victoria A. Rafanelli**, Property Owners of Sending Parcel (hereinafter “Declarant”).

RECITALS

1. Declarant is the owner of certain real property located in Douglas County, State of Nevada, and Assessor’s Parcel Number 1418-34-112-002, Address 1262 Lincoln Circle, described as follows:

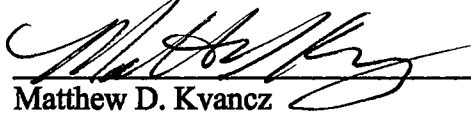
The parcel described in Exhibit “A” attached hereto and incorporated by reference.
2. Declarant received verification of land capability and of legally existing land coverage from the Tahoe Regional Planning Agency (TRPA) on November 8, 2017 per TRPA File Numbers LCAP2017-0377 and LCAP2017-0379. The land capability of the sending parcel was determined to be Class 1a with 143 square feet of base allowable land coverage and 4,756 square feet of verified existing onsite land coverage.
3. Declarant received Banking of Land Coverage permit from the TRPA on July 9, 2018 to bank 900 square feet of Class 1a land coverage per TRPA File Number VBOC2018-0447. The Banking of Land Coverage permit from TRPA was acknowledged on September 21, 2018.
4. The Douglas County Land Bank was established by a Memorandum of Understanding between the TRPA and Douglas County, Nevada, recorded on April 11, 2000 in Book 0400, page 1672 as document 0489695.
5. Declarant desires to transfer the 900 square feet of banked Class 1a land coverage from the Sending Parcel to the Douglas County Land Bank on account and for the sole benefit of Leonard B. Werbin, his heirs, successors and assigns.

DECLARATIONS

1. Declarant hereby declares that upon recordation of this Deed Restriction, 900 square feet of Class 1a restored banked land coverage within the Cave Rock Hydrologic Transfer Area shall be deemed transferred to the Douglas County Land Bank on account and for the benefit of Leonard B. Werbin, his heirs, successors and assigns; free of any claims or interest of the Declarant.
2. Declarant hereby declares that the verified existing onsite land coverage for the Sending Parcel now equals a total of 3,856 square feet and the vacant land on the Sending Parcel shall be maintained now and in the future, in a natural or near-natural state and that Declarant shall make provisions to protect the area from future disturbance.
3. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Sending Parcel and shall be binding on the Declarant and Declarant's assigns and all persons acquiring or owning any interest in the Sending Parcel.

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

DECLARANT'S SIGNATURE


Matthew D. Kvanetz

Dated: 1/26/2019

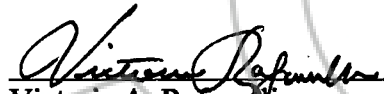
STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 26th day of January, 20 19, before me, personally appeared Matthew David Kvanetz personally known 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 acknowledged 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 of the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.


NOTARY PUBLIC

See Attached

DECLARANT'S SIGNATURE


Victoria A. Rafanelli

Dated: 1/26/2019

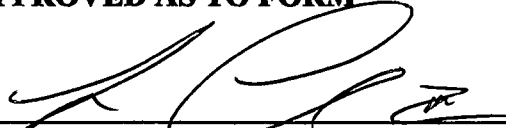
STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 26th day of January, 20 19, before me, personally appeared Victoria America Rafanelli personally known to me or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) s are subscribed to the within instrument, and acknowledged 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 of the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.


NOTARY PUBLIC

See Attached

APPROVED AS TO FORM

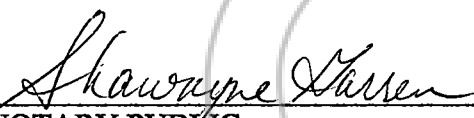


Douglas County Community Development
LOUIS CARIOLA

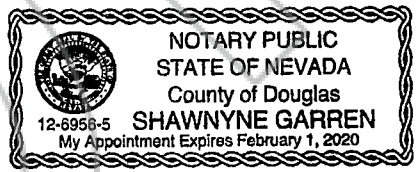
Dated: 8-21-19

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 21 day of August, 2019, before me, personally appeared Louis Cariola ~~***~~ personally known 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 acknowledged 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 of the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.



NOTARY PUBLIC



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

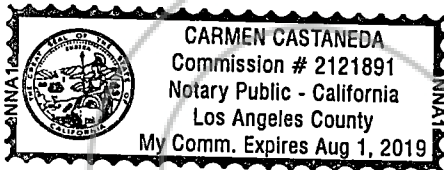
On January 26th, 2019 before me, Carmen Castaneda, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Matthew David Kvanerz
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) I have subscribed to the within instrument and acknowledged 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Declaration Signature - Grant deed

Document Date: 1/26/2019 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian of Conservator
 Other: _____
Signer is Representing: _____

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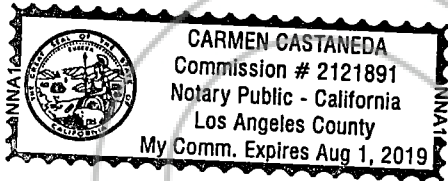
On January 26th, 2019 before me, Carmen Castaneda, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Victoria America Bufanelli
Name(s) of Signer(s)

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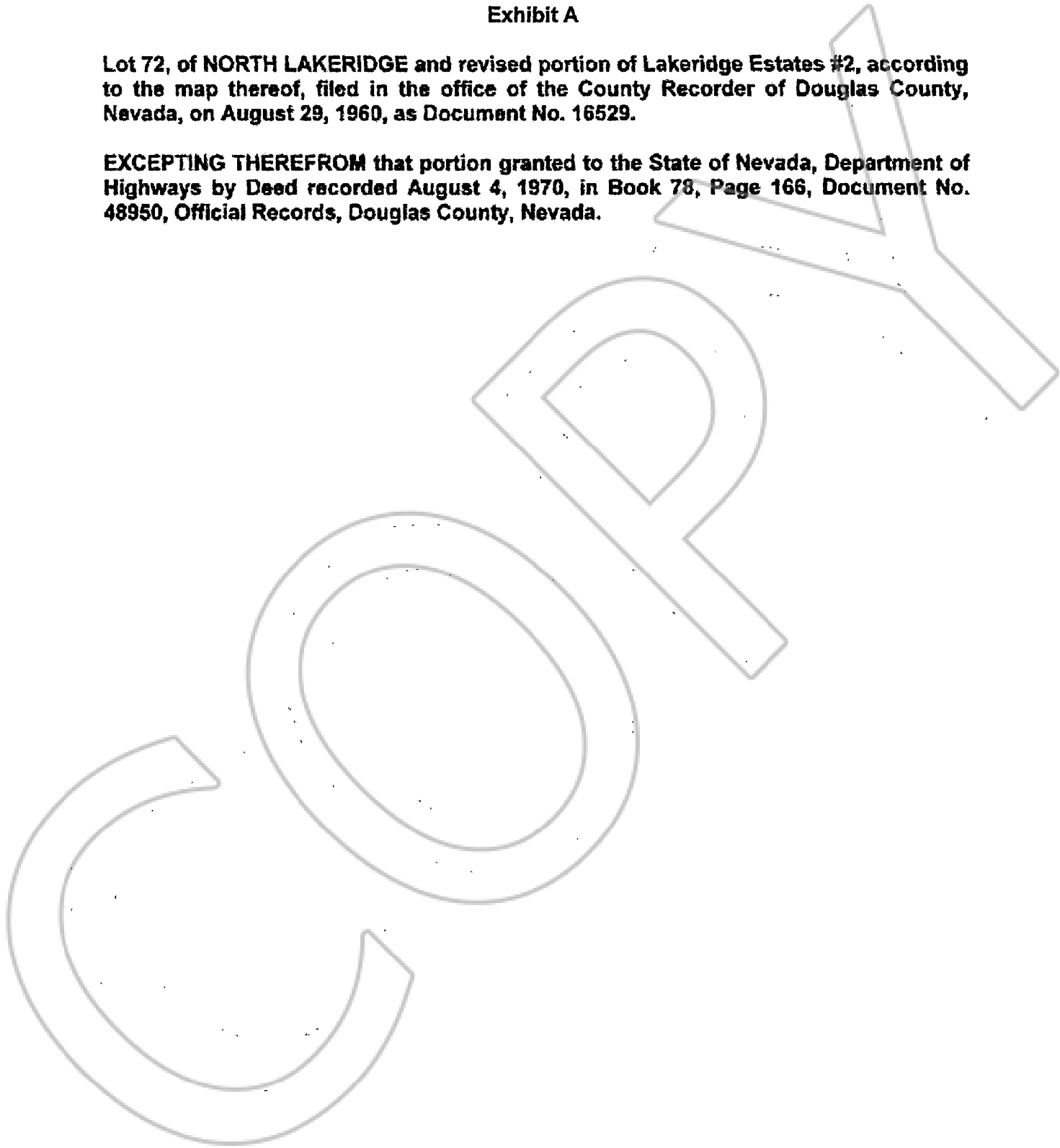
Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian of Conservator
 Other: _____
Signer is Representing: _____

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 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian of Conservator
 Other: _____
Signer is Representing: _____

Exhibit A

Lot 72, of NORTH LAKERIDGE and revised portion of Lakeridge Estates #2, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on August 29, 1960, as Document No. 16529.

EXCEPTING THEREFROM that portion granted to the State of Nevada, Department of Highways by Deed recorded August 4, 1970, in Book 78, Page 166, Document No. 48950, Official Records, Douglas County, Nevada.



SPACE BELOW FOR RECORDER