

APN: 1319-34-002-029

RETURN RECORDED DEED TO:
MAIL TAX STATEMENTS TO:

Mr. Rock Morgan
RDM Investments, LLC
1350 B. Cook Road
Ione, CA 95640

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.



KAREN ELLISON, RECORDER

DEED RESTRICTION

THIS DEED RESTRICTION, made this 16th of September, 2019, by ROCK MORGAN, as Trustee of THE ROCK MORGAN FAMILY TRUST dated February 27, 2015 (“Grantor”), is imposed on all that real property situated in the County of Douglas, State of Nevada, commonly known as 1461 Foothill Road, Gardnerville, NV 89460, and more particularly described on the attached **Exhibit “1”** (the “Property”), which is by this reference made a part hereof:

WITNESSETH:

That within the Property, the following restrictions shall apply, in perpetuity:

1. Except as specifically provided herein, any development of the property for nonagricultural purposes is expressly prohibited forever.
2. Within the building envelope shown and described on the attached **Exhibit “2”** (the “Building Envelope”), which is by this reference made a part hereof, there may be constructed and maintained one residential single-family structure of not more than 4,000 square feet, including garage.

3. Within the Building Envelope there is an existing structure specifically identified on the map that is attached here as Exhibit "2" as a workshop. Said workshop may be renovated, without expanding its footprint or height, for use as a bunkhouse for seasonal ranch hands working on the Property.

4. No other structures for residential use of any kind, temporary or otherwise, may be erected within the Building Envelope or on the Property. Specifically, but without limiting the restriction contained in the previous sentence, no mobile homes or trailers for seasonal ranch hand quarters may be placed or maintained anywhere on the Property.

5. No primary buildings, such as hay barns, horse barns, and workshops may be erected on the Property outside of the Building Envelope. Grantor may erect fencing, irrigation delivery structures and mechanisms, calving sheds, or run-in shelters as Grantor determines necessary to further the agricultural purposes of the Property outside of the Building Envelope.

6. Pig/swine farming on the Property shall be prohibited and no pigs, for any reason, may be kept on the Property.

7. Except as otherwise provided by this Deed Restriction, the Easement for Conservation and Amendment No. 1 to the Easement for Conservation thereto and recorded as Document 2018-915074 with the Douglas County Recorder's Office are hereby ratified and confirmed by the undersigned Grantor in all respects.

This Deed Restriction shall run with the land and shall be binding upon the Grantor, all tenants on the Property, if any, and any subsequent owners and tenants, their successors, heirs and assigns. Any lease of the Property shall be subject to this Deed Restriction.

This Deed Restriction is entered into as a result of the settlement of a lawsuit styled as *McKean, et al v. Douglas County*, Ninth Judicial District Court in and for Douglas County,

Exhibit 1

Legal Description

THAT PORTION OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. & M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE "OPEN SPACE EASEMENT AREA" SHOWN ON THE FINAL MAP OF THE LAURA SPRINGS SUBDIVISION, RECORDED IN BOOK 592 AT PAGE 1948 AS DOCUMENT NO. 278449 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY, SAID LAND BEING A PORTION OF PARCEL 2 AS SAID PARCEL IS SHOWN ON PARCEL MAP NO. 1 FOR FLOYD D. ALLERMAN, LUCILLE ALLERMAN & CHRISTINE L. ALLERMAN DAWSON, RECORDED IN BOOK 684 AT PAGE 1986 AS DOCUMENT NO. 102426 AND THAT PORTION OF PARCEL 1 AS SAID PARCEL IS SHOWN ON PARCEL MAP NO. 1 FOR FLOYD D. ALLERMAN, LUCILLE ALLERMAN & CHRISTINE L. ALLERMAN DAWSON, RECORDED IN BOOK 684 AT PAGE 1986 AS DOCUMENT NO. 102426 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID "OPEN SPACE EASEMENT AREA", SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY NORTH $0^{\circ}27'41''$ EAST, 389.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1360.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH $89^{\circ}29'05''$ WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}42'56''$ AN ARC DISTANCE OF 444.24 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK A OF SAID LAURA SPRINGS SUBDIVISION, A RADIAL LINE THROUGH SAID POINT BEARS NORTH $70^{\circ}46'09''$ WEST; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK A, SOUTH $85^{\circ}46'55''$ EAST, 1154.89 FEET TO THE SOUTHEASTERLY CORNER OF LOT 5, BLOCK A OF SAID LAURA SPRINGS SUBDIVISION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK A, NORTH $4^{\circ}38'16''$ EAST, 560.94 FEET TO THE NORTHEASTERLY CORNER OF LOT 8, BLOCK A OF SAID LAURA SPRINGS SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK A, NORTH $89^{\circ}42'51''$ WEST, 1004.13 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH $22^{\circ}07'50''$ EAST, 32.32 FEET TO THE NORTHWESTERLY CORNER OF SAID "OPEN SPACE EASEMENT AREA"; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID "OPEN SPACE EASEMENT AREA", SOUTH $89^{\circ}42'51''$ EAST, 2261.72 FEET; THENCE NORTH $10^{\circ}34'16''$ WEST, 3.34 FEET; THENCE NORTH $89^{\circ}42'28''$ EAST, 555.09 FEET; THENCE SOUTH $0^{\circ}17'32''$ WEST, 30.00 FEET; THENCE NORTH $89^{\circ}42'28''$ EAST, 1684.96 FEET; THENCE NORTH $19^{\circ}04'06''$ EAST, 145.83 FEET; THENCE NORTH $83^{\circ}21'04''$ EAST, 261.00 FEET; THENCE NORTH $74^{\circ}06'33''$ EAST, 111.00 FEET TO THE NORTHEASTERLY CORNER OF NEW PARCEL 2A BEING DESCRIBED HEREIN; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1 & 2 OF SAID

DOCUMENT NO. 102426, SOUTH 0°05'21" EAST, 1399.07 FEET TO THE SOUTHEASTERLY CORNER OF SAID "OPEN SPACE EASEMENT AREA", AS SAID CORNER WAS ESTABLISHED BY THE RECORD OF SURVEY TO ACCOMPANY LOT LINE ADJUSTMENT FOR DANIEL R. & LAURIE HICKEY & JOHNSON FAMILY TRUST, RECORDED IN BOOK 791 AT PAGE 5422 AS DOCUMENT NO. 256626 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID "OPEN SPACE EASEMENT AREA" AS SHOWN ON SAID DOCUMENT NO. 256626 AND SAID DOCUMENT NO. 278449, NORTH 89°49'36" WEST, 549.91 FEET; THENCE SOUTH 70°33'13" WEST, 88.42 FEET; THENCE NORTH 71°48'02" WEST, 59.21 FEET; THENCE SOUTH 45°58'04" WEST, 126.29 FEET; THENCE NORTH 89°49'56" WEST, 4420.59 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS PARCEL 2A ON THAT CERTAIN RECORD OF SURVEY AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1106 OF SURVEYS, PAGE 9226 FILED FOR RECORDED NOVEMBER 28, 2006 AS DOCUMENT NO. 689520.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED ON JANUARY 15, 2016 AS DOCUMENT NO. 2016-875356, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

EXHIBIT "2"
SURVEYED BUILDING ENVELOPE

