

APN# 1419-01-801-006



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: MID TOWN VENTURES, LLC
Address: 220 SHERIDAN CIRCLE
City/State/Zip: CARDNERVILLE NV 89460

Mail Tax Statements to:

Name: SAME AS ABOVE
Address: _____
City/State/Zip: _____

DOES RESTRICTION

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge, NRS 419.020(2)

William W. Nicholas TILMSEN

Signature

William W. Nicholas

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

**DECLARATION OF
DEED RESTRICTIONS**

THIS DECLARATION is made this 18th day of FEBRUARY, 2020, by **Mid Town Ventures, LLC**, a Nevada limited liability company (hereinafter, collectively the “**Declarant**”).

A. Declarant owns an unimproved parcel of land in the County of Douglas, State of Nevada, located at and commonly known as 3610 Cindy’s Trail, bearing Douglas County APN **1419-01-801-006**, as more particularly described in **Exhibit “A”**, attached hereto and incorporated herein by reference (hereinafter, the “**Property**”);

B. Declarant has submitted a Development Application to Douglas County identified as DP 18-0268, that requires as a condition of approval that the Property be restricted as set forth herein;

C. Declarant is desirous of recording this instrument and subjecting the Property to the restrictions set forth herein to comply with its obligations under the Development Application.

NOW, THEREFORE, in connection therewith, and effective upon the recording of the Parcel Map, Declarant states and agrees as follows:

Upon the recording of a final parcel map for the Property pursuant to the Development Application, Declarant’s Property as depicted in Exhibit A, attached hereto, shall be subject to the restrictions set forth as follows:

ON-SITE DRAINAGE PATTERNS HAVE BEEN CONSTRUCTED AND WILL BE MAINTAINED IN ACCORDANCE WITH THE PLANS APPROVED BY THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ON SEPTEMBER 23, 2019. ANY ALTERATIONS TO THE APPROVED ON-SITE DRAINAGE PATTERNS WILL ONLY BE ALLOWED AFTER A SITE IMPROVEMENT PERMIT HAS BEEN APPROVED BY THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT. IF THE ON-SITE DRAINAGE INFRASTRUCTURE IS NOT MAINTAINED IN AN ACCEPTABLE MANNER, THE COUNTY MAY PERFORM THE NECESSARY MAINTENANCE TO INSURE PUBLIC SAFETY NEEDS ARE MET. THE COUNTY WILL HAVE THE OPTION TO SEEK REIMBURSEMENT FOR ANY PERFORMED MAINTENANCE IN ACCORDANCE WITH DOUGLAS COUNTY CODE 20.691.270 ABATEMENT BY COUNTY.

The restrictions described herein shall be deemed covenants running with the land and be binding on Declarant and its successors in interest, their heirs, devisees, executors, administrators and assigns.

///

Dated this 18th day of February, 2020.

Mid Town Ventures, LLC ("Declarant")

By: C & R DeCarlo 1993 Trust,
Manager/Member

Ricky P DeCarlo
Ricky P. DeCarlo, Trustee

By: The Quails Nest Trust, 1999,
Manager/Member

William W Nichols
William W. Nichols, Trustee

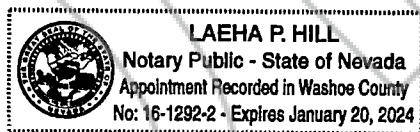
STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On 2/18, 2020, before me, a notary public, personally appeared **Ricky P. DeCarlo**, personally known (or proved) to me to be a Trustee of the C & R DeCarlo 1993 Trust, a manager/member of Mid Town Ventures, L.L.C., and the person whose name is subscribed to the above Declaration of Deed Restrictions who acknowledged that he executed the instrument

Ricky P DeCarlo
Ricky P. DeCarlo

Subscribed and sworn to before me
by Ricky P. DeCarlo this 18 day
of Feb., 2020

Jada P. Hill
Notary Public



STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On Feb 18, 2020, before me, a notary public, personally appeared **William W. Nichols**, personally known (or proved) to me to be a Trustee of The Quails Nest Trust, 1999, manager/member of Mid Town Ventures, L.L.C., and the person whose name is subscribed to the above Declaration of Deed Restrictions who acknowledged that he executed the instrument.

William W Nichols
William W. Nichols

Subscribed and sworn to before me
by William W. Nichols this 18th day
of February, 2020.

Jada P. Hill
Notary Public

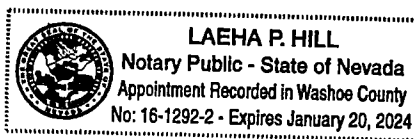


EXHIBIT "A"

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

A portion of the SE1/4 of Section 1, Township 14 North, Range 19 East, M.D.B.&M., being more particularly described as follows:

COMMENCING at the Southeast corner of Section 1, Township 14 North, Range 19 East, M.D.B.&M.; thence South 89°38'00" West a distance of 666.10 feet to the TRUE POINT OF BEGINNING; thence South 89°38'00" West a distance of 660.00 feet to a point; thence North 51°53'03" East a distance of 530.93 feet to a point on a curve; thence on a curve to the left from a tangent bearing South 64°23'49" East through a delta angle of 26°00'00" whose radius is 200 feet and having an arc length of 90.76 feet to the end of the curve; thence North 89°36'11" East, a distance of 153.95 feet to a point; thence South 0°05'45" East a distance of 304.92 feet to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey recorded August 22, 1968, as Document No. 41941, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 14, 2016, as Document No. 2016-889154 of Official Records.

Assessor's Parcel Number(s):
1419-01-801-006

[In compliance with NRS 111.312, the above legal description was taken from instrument recorded on May 10, 2018, as Document No. 2018-914036, Official Records of Douglas County, Nevada.]