

APN# 1419-01-801-016



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: MID TOWN VENTURES, LLC  
Address: 220 SHERIDAN CREEK CT  
City/State/Zip: CARDENVILLE, NV 89460

Mail Tax Statements to:

Name: SAME AS ABOVE  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

DEED RESTRICTIONS

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. Nichols MEMBER

Signature

WILLIAM W. NICHOLS

Printed Name

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

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

**DECLARATION OF  
DEED RESTRICTIONS**

THIS DECLARATION is made this 18<sup>TH</sup> 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 3618 Cherokee Drive, bearing Douglas County APN **1419-01-801-016**, 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 18 day of Feb, 2020.

**Mid Town Ventures, LLC ("Declarant")**

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

Ricky P DeCarlo Trustee  
Ricky P. DeCarlo, Trustee

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

William W. Nichols, Trustee  
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.

Jaela P. Hill  
Notary Public



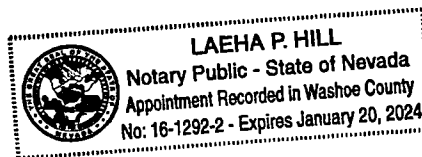
STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On 2/18, 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 18 day  
of Feb, 2020.

Jaela P. Hill  
Notary Public



**EXHIBIT "A"**  
Legal Description

**All that certain real property situated in the County of Douglas, State of Nevada  
Described as follows:**

**A portion of the SE 1/4 of the SE 1/4 of Section 1, Township 14 North, Range 19 East,  
M.D.B.&M., and further described as:**

**Parcel D of Parcel Map for Burton R, and Mary D. McChesney, according to the map  
thereof, filed in the office of the County Recorder of Douglas County, State of Nevada,  
on October 19, 1979, in Book 1079, Page 1709, Document Number 37988.**

**Assessor's Parcel Number (s):  
1419-01-801-016**

[In compliance with NRS 111.312, the above legal description was  
taken from instrument recorded on May 7, 2018, as Document No.  
2018-913882, Official Records of Douglas County, Nevada.]