

APN: 1318-16-810-042

WHEN RECORDED RETURN TO:
GRANTEE-Mail Tax Statements To:

Vickers Family Trust
Billy R. Vickers, Trustee
Janet L. Vickers, Trustee
235 Country Club Drive
Reno, NV 89509



KAREN ELLISON, RECORDER

Affirmation Statement:

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

**DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
BEING A DEED RESTRICTION
FOR LOT CONSOLIDATION**

This declaration is made this 13 day of February, 2020, by
**BILLY R. VICKERS and JANET L. VICKERS, as Trustees of the VICKERS
FAMILY TRUST, dated October 23, 1995, hereinafter referred to as "Declarant."**

RECITALS:

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as: 458 Center St., Zephyr Cove, NV 89448

Assessor's Parcel Number: 1318-16-810-042

2. The Declarant desires to eliminate the common interior line of the parcels.
3. The parcels are to be treated as if legally merged.

DECLARATION:

Declarant hereby declares that the certain real property described above is and shall be deemed by Douglas County to be merged and shall constitute but one contiguous, inseparable parcel.

This declaration shall be deemed a covenant running with the land or as an equitable servitude, as the case may be, and shall constitute benefits and burdens to the parcels described above and shall be binding on the declarant and declarant's assigns and all persons hereafter acquiring or owning any interest in the above described parcels.

This declaration may not be revoked or modified without the prior express written and recorded consent of Douglas County, Nevada. Douglas County is deemed and agreed to be a third party beneficiary of this declaration and as such can enforce the provisions of this declaration.

In witness whereof declarant has executed this declaration on the day and year written above.

VICKERS FAMILY TRUST

By *Billy R. Vickers*
BILLY R. VICKERS, Trustee

By *Janet L. Vickers*
JANET L. VICKERS, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 13th day of February, 2020, personally appeared before me, a Notary Public, **BILLY R. VICKERS** and **JANET L. VICKERS**, personally known to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the above instrument.

Debra L. Hamilton
Notary Public

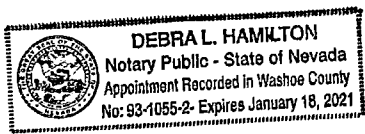


EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

PARCEL 1:

Lot 69, as shown on the Amended Plat of the ELKS SUBDIVISION, filed in the Office of the County Recorder, Douglas County, Nevada, on January 5, 1928, and as shown on the Second Amended Plat of the Elks Subdivision filed in the Office of the County Recorder of Douglas County, Nevada, on June 5, 1952, as Document No. 8537.

PARCEL 2:

Lot 68, as shown on the Amended Plat of the ELKS SUBDIVISION, filed in the Office of the County Recorder, Douglas County, Nevada, on January 5, 1928, and as shown on the Second Amended Plat of the Elks Subdivision filed in the Office of the County Recorder of Douglas County, Nevada, on June 5, 1952, as Document No. 8537.

EXCEPTING THEREFROM all that portion of the above described Lot 68 as set forth in Deed to August Berning, Jr., and Norma A. Berning, recorded April 14, 1971 in Book 85, Page 534, as Document No. 5222 of Official Records.

Assessor's Parcel No. **1318-16-810-042**

Commonly known as: **458 Center St., Zephyr Cove, NV 89448**

Per NRS 111.312, this legal description was previously recorded in Document No. 475498 on August 30, 1999, in Book 899, Page 5442, in the Official Records of Douglas County, State of Nevada.