

APN:

RECORDED AT THE REQUEST OF
AND RETURN TO:

Charles R. Hall
2030 N. Third Ave.
Napa, Ca. 94558



00131485202109644000040049

KAREN ELLISON, RECORDER

The person 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.

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

This declaration is made this 23rd day of March, 2021 by
Charles Hall TTEG

_____, 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:

464 Lakeview Ave, Zephyr Cove, Nv

Assessor's Parcel Number: 1318-16-710-009

- 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.

Charles Hall Charles Hall
 Print Name:

Charles Hall
 Print Name:

STATE OF)
) : ss.
 COUNTY OF)

On _____, 20____, personally appeared before me, a notary public, _____, personally known (or proved) to me to be the person(s) whose name(s) is(are) subscribed to the foregoing document, who acknowledged to me that they executed the foregoing document.

 NOTARY PUBLIC

CALIFORNIA ALL- PURPOSE ACKNOWLEDGMENT

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 Napa


On March 24, 2021 before me, **Ligia Abigail Navarrete Osorio** –
NOTARY PUBLIC, personally appeared Charles Hall

who proved to me on the basis of satisfactory evidence to be the person(s) 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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

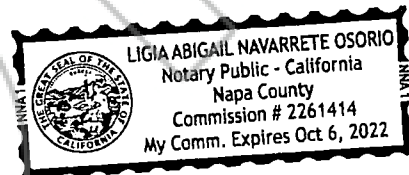
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



P.O. Box 2000 J
So. Lake Tahoe, Ca
95705

GRANT DEED

B.P.T. # 8

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged, ROBERT P. HALL, a married man,

hereby grants to THE ROBERT P. HALL AND EVELYN HALL IRREVOCABLE TRUST
ROBERT P. HALL, TRUSTEE

the following described real property in the County of Douglas, State
of Nevada more particularly described as follows:

All that certain real property, located in the Elk'
Subdivision, County of Douglas, State of Nevada,
comprising all of Lot 96 and the southerly portion of
Lot 97, more particularly described as follows:

All of Lot 96 and Lot 97 of the Elk' Subdivision, as
the same is shown on that certain map of "Second
Amended Plat of the Elks' Subdivision, Lake Tahoe,
Nevada, filed in the office of the County Recorder of
Douglas County, Nevada on the 5th day of June, 1952,
saving and excepting that portion of Lot 97 described
in the indenture filed in the Douglas County
Courthouse, Book 3, Page 15, on the 1st day of July,
1953, between Florence Wilson and W. Edmund Robinson,
et al.

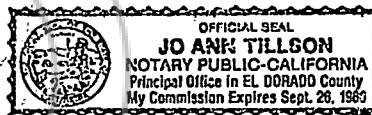
Dated: July 11, 1986

Robert P. Hall
ROBERT P. HALL

State of California)
) ss.
County of El Dorado)

On July 11, 1986, before me, the undersigned, a Notary Public
in and for said State, personally appeared Robert P. Hall, known to me
to be the person whose name is subscribed to the within instrument and
acknowledged that he executed the same.
Witness my hand and official seal.

Jo Ann Tillson
Notary Public



FOR RECORDER'S USE

WHEN RECORDED MAIL TO:

Hall Irrevocable Trust
c/o Robert P. Hall
75131 Pepperwood Drive
Indian Wells, CA 92210

REQUESTED BY
Joseph W. Dillion
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'86 AUG -4 AIO :57

SUZANNE BEAUBREAU
RECORDER

\$5.00 PAID. *JL* DEPUTY

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