

Douglas County APNs: 1220-16-119-003, and  
1220-16-119-009



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY AND  
MAIL TAX STATEMENTS TO:

Chapel Crest, LLC  
220 Sheridan Creek Court  
Gardnerville, NV 89460

**DEED OF RESTRICTIVE COVENANT**

(Only use if applicable)

The undersigned hereby affirms that the document submitted for recording contains 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)

Signature

WILLIAM W. NICHOLS

Printed Name

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

## DEED OF RESTRICTIVE COVENANT

THIS INDENTURE, is made this 17<sup>TH</sup> day of November, 2021, whereby Chapel Crest, LLC, a Nevada limited liability company (**Grantor**), hereby Grants, Bargains and Sells to Chapel Crest, LLC, a Nevada limited liability company (“**Grantee**”), the real property described herein subject to the following restrictions and based upon the recitals below:

WHEREAS Grantor is the owner of seven (7) parcels of residential property in Douglas County, Nevada, described as:

Lots 1, 2, 3, 4, 5, 6 and 7 of the Chapel Crest subdivision as shown on the map thereof recorded the 4<sup>th</sup> day of November, 2021, as Document No. 2021-976574, Official Records of Douglas County, Nevada.

WHEREAS, as a condition of approval of the development map, Grantor is to establish a restriction as covenants against Lot No. 1 and Lot No. 7 of said subdivision prohibiting the construction or installation of any building, structure or other improvement within that certain easement shown on the Final Map as described below.

NOW, THEREFORE, Grantor hereby declares that Lot 1 and Lot 7 of the Chapel Crest subdivision as shown on the map thereof recorded the 4<sup>th</sup> day of November, 2021, as Document No. 2021-976574, Official Records of Douglas County, Nevada, bearing Douglas County APNs 1220-16-119-003 and 1220-16-119-009, respectively, shall be held, sold, conveyed, encumbered, hypothecated, leased, rented, occupied, used and improved, subject to the following restrictions,

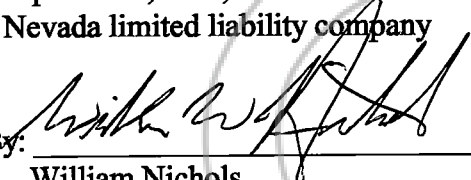
There shall be no permanent structure, porch, patio, garage or any other improvement of any kind within the easement identified as a “RESTRICTED BUILDING AREA” as set forth and depicted on the Chapel Crest subdivision shown on the map thereof recorded the 4<sup>th</sup> day of November, 2021, as Document No. 2021-976574, Official Records of Douglas County, Nevada. and generally described as 25' in width running parallel to Topaz Lane along the northerly property line of Lot 1 and Lot 7 of the Chapel Crest subdivision.

The restrictions and covenants of this Deed shall run with and bind the described Lot 1 and Lot 7 of the Chapel Crest subdivision and any Owner, their legal representatives, heirs, successors and assigns thereof, and are imposed upon said Lot 1 and Lot 7 and each interest therein, as a servitude in favor of and shall inure to the benefit of each owner of other lots within the Chapel Crest subdivision as the dominant tenements thereof. The rights and obligations created by this instrument shall be deemed to run with the land and shall burden the subject Lot 1 and Lot 7 perpetually unless otherwise terminated by law. The rights granted in this instrument shall not be further assignable by the parcel owners except as an appurtenance to and in conjunction with the sale of any portion of the subject property.

Dated this 17<sup>TH</sup> day of November, 2021.

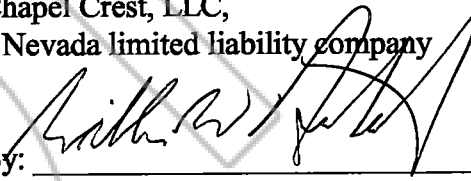
**GRANTOR**

Chapel Crest, LLC,  
a Nevada limited liability company

By:   
William Nichols


**GRANTEE**

Chapel Crest, LLC,  
a Nevada limited liability company

By:   
William Nichols

STATE OF NEVADA            )  
  ) ss:  
COUNTY OF DOUGLAS    )

On November 17, 2021, before me, a notary public, personally appeared **William W. Nichols**, personally known (or proved) to me to be the managing member of Chapel Crest, LLC, a Nevada limited liability company, and the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

  
Notary Public

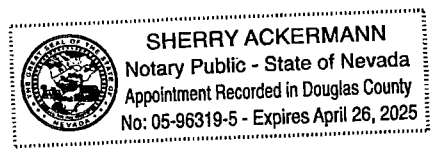


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1 and 7, of Final Subdivision Map DP19-0260 as Modified under DP 19-0518, for CHAPEL CREST, according to the map thereof filed in the office of the Douglas County, Nevada Recorder on November 4, 2021 as file no. 976574, Official Records.

