

RECORDING REQUESTED BY:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attn: Aly Borawski, Senior Planner
TRPA File # ERSP2019-0191-02

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
REVOKING DEED RESTRICTION FILED ON SEPTEMBER 23, 2019
TO BE RECORDED AGAINST APN 1418-10-801-004
("DEED RESTRICTION")**

This Deed Restriction is made this 29th day of October, 2021 by 183 Yellow Jacket, LLC, a New York Limited Liability Company (hereinafter "Declarants").

RECITALS

1. Declarant is the owners of certain real property described as follows:

All that real property situated in Douglas County, Nevada, LEGALLY described as:

Parcel 1:

Beginning at a point on the Meandor Line of Lake Tahoe, said point being on the Westerly side line of the Campbell property, whence the South 1/4 corner of Section 10, Township 14 North, Range 18 East, M.D.B. & M., bears South 6°59' West, 861.53 feet; thence South 38°28' East, 427.72 feet along the Westerly side line of said Campbell property extended; thence South 62°30' West, 343.34 feet; thence North 42°41' West, 507.60 feet to the Meander Line of Lake Tahoe; thence along said Meandor Line North 58°49' East, 0.48 feet South 74°58' East, 210.12 feet North 45°46' East, 250.19 feet to the place of beginning.

Together with a Right of Way over that certain road as now located or as it may be located hereafter, extending from the State Highway known as U.S. Route 50 to the hereinabove described property.

Parcel 2:

Beginning at a point on the Meandor Line of Lake Tahoe, said point being on the Westerly side line of the Campbell property, whence the South 1/4 corner of Section 10, Township 14 North, Range 18 East, M.D.B. & M. bears South 6°59' West 861.53 feet; thence along the Meandor Line of Lake Tahoe, South 45°46' West 250.19 feet; North 74°58' West 210.12 feet; South 58°49' West, 0.48 feet; thence North 42°41' West to Lake Tahoe; thence Easterly and Northeasterly along Lake Tahoe above 460 feet; thence South 38°28' East to the place of beginning.

Easement A:

A 10-foot wide access easement, the centerline of which is described as follows:

Beginning at a point on the Southwesterly line of that certain Parcel 1, as described in Deed recorded in Book 6, Page 77, on April 19, 1961, which bears North 42°41'00" West, 57.0 feet from the Southeasterly corner of said Parcel No. 1; thence along the centerline North 65°41'41" East, 142.25 feet to a point on the Northeasterly line of said Parcel 1, and the Northerly terminus of this easement description.

The side lines are to be lengthened or shortened to intersect the property lines.

Easement B:

Also a 10-foot wide access easement, the centerline of which is described as follows:

Beginning at a point on the above described centerline which bears North 65°41'41" East, 11.0 feet from the point of beginning; thence along the centerline North 42°41'00" West, 11.0 feet to the beginning of a tangent curve to the right with a radius of 50 feet and a central angle of 82°00'; thence along said curve an arc length of 71.56 feet; thence North 39°19' East 32.00 feet; thence North 43°19' East, 49.95 feet to a point on the Northeasterly line of said Parcel 1, and the Northerly terminus of this easement description.

The above metes and bounds legal description appeared previously in that certain Document recorded on 7/28/1988 as Document No. 183114 Official Records, pursuant to NRS Section 6. NRS 111.312.

2. Declarant received approval from the Tahoe Regional Planning Agency (TRPA) on September 6, 2019 that included the construction of a detached accessory residential building. Said building was to be accessory to the primary single-family use associated with the Property and subject to certain conditions contained in said approval, including a condition that the Declarants record a deed restriction limiting the use of the building. That deed restriction was recorded on September 23, 2019 as Document Number 2019-935522.
3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.

4. The Declarant no longer wishes to proceed with the building of the accessory building approved by TRPA on September 6, 2019, and thus the deed restriction, document 2019-935522, is no longer necessary and needs to be rescinded.

DECLARATIONS

1. Declarant hereby revokes, with TRPA's consent, the deed restriction, document 2019-935522.
2. This Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Property described above and shall be binding on the Declarant and Declarant's assigns and all persons hereafter acquiring or owning any interest in the Property.
3. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of the Tahoe Regional Planning Agency or its successor agency, if any. TRPA is deemed and agreed to be a third-party beneficiary of this Deed Restriction and as such, can enforce the provisions of this Deed Restriction.

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IN WITNESS WHEREOF, Declarant has executed this Deed Restriction this the day and year written above.

Declarant's Signature:

[Signature]

Dated: 10/29/21

Andrew Cooper, Managing Partner
183 Yellow Jacket, LLC

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 NY)
) SS.
COUNTY OF NY)

On 10/29/21 before me, Elizabeth Smoose a Notary Public,
personally appeared Andrew Cooper,
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.

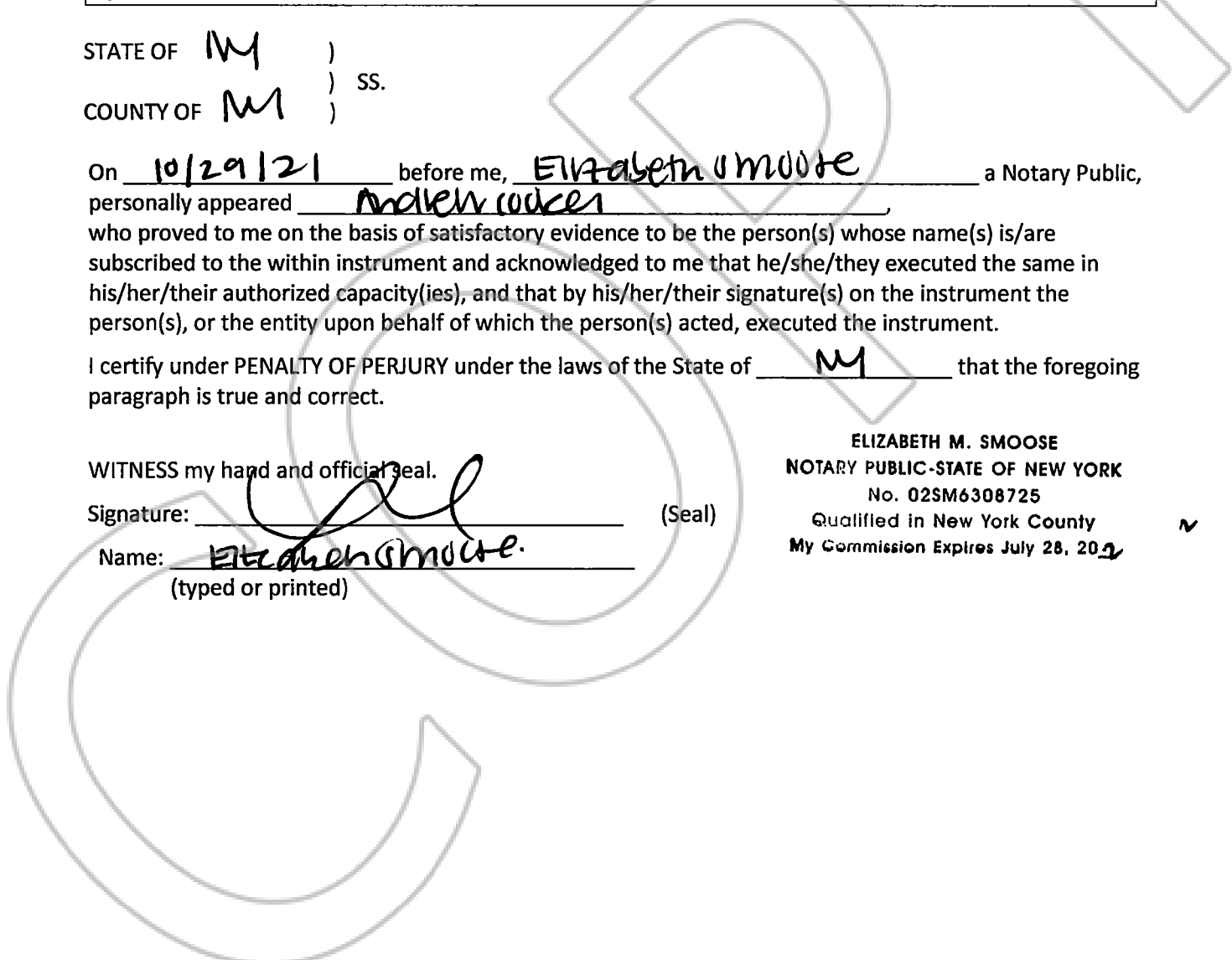
I certify under PENALTY OF PERJURY under the laws of the State of NY that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature] (Seal)

Name: Elizabeth Smoose.
(typed or printed)

ELIZABETH M. SMOOSE
NOTARY PUBLIC-STATE OF NEW YORK
No. 02SM6308725
Qualified in New York County
My Commission Expires July 28, 2022



APPROVED AS TO FORM:

Bridget K. Cornell
Bridget K. Cornell, Associate Planner
Tahoe Regional Planning Agency

Dated: October 19, 2021

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 NEVADA)
) SS.
COUNTY OF WASHOE)

On 10-19-2021 before me, Linda Allen a Notary Public,
personally appeared Bridget K. Cornell,
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the
within instrument and acknowledged to me that she executed the same in her authorized capacity, and
that by her signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

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

WITNESS my hand and official seal.

Signature: Linda Allen (Seal)

Name: Linda Allen
(typed or printed)

