

**RECORDING REQUESTED BY:**  
Tahoe Regional Planning Agency  
PO Box 5310  
Stateline, NV 89449



KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**  
Tahoe Regional Planning Agency  
PO Box 5310  
Stateline, NV 89449  
ATTN: Brandy McMahan, AICP, Local Government Coordinator

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PERMANENT PARCEL CONSOLIDATION ("DEED RESTRICTION")  
TO BE RECORDED AGAINST APNs 1319-19-411-016 and 1319-19-411-024 (ORIGINAL APNs)**

This Deed Restriction is made this 12 day of January, 2022 by Raphael Townsend and Lindsay Townsend, Husband and Wife as Joint Tenants (hereinafter "Declarants").

**RECITALS**

1. Declarants are the owners of certain real property located in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

Lot 12 in Block 9, as shown on the Official Map of Kingsbury Estates Unit No. 2 filed for record in the Office of the County Recorder on June 6, 1962 as Document No. 20174, Official Records of Douglas County, State of Nevada.

APN: 1319-19-411-016

Parcel 2:

Lot 11 in Block 9, as shown on the Official Map of Kingsbury Estates Unit No. 2 filed for record in the Office of the County Recorder on June 6, 1962 as Document No. 20174, Official Records of Douglas County, State of Nevada.

APN: 1319-19-411-024

2. Declarants received approval from Douglas County to merge or consolidate Parcel 1 and 2 as described above and currently known as Assessor's Parcel Numbers 1319-19-411-016 and 1319-19-411-024.
3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the

ordinances adopted by the Tahoe Regional Planning Agency, pursuant to the Tahoe Regional Planning Compact.

**DECLARATIONS**

1. Declarants hereby declare that in accordance with TRPA Code of Ordinances Subsection 2.3.2.K regarding parcel consolidations, the original parcels that made up the resultant parcel are permanently consolidated.
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 Declarants and Declarants' 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, Declarants have executed this Deed Restriction on the day and year written.

DECLARANTS SIGNATURES:

Raphael Townsend  
Raphael Townsend

Dated: 1/12/2022

Lindsay Townsend  
Lindsay Townsend

Dated: 1/12/2022

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.

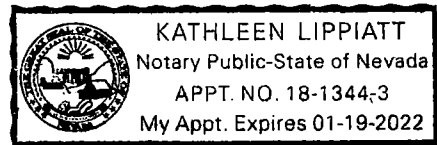
STATE OF NEVADA            )  
  ) SS.  
COUNTY OF DOUGLAS     )

On January 12, 2022 before me, Kathleen Lippiatt, Notary Public, personally appeared Raphael Townsend and Lindsay Townsend, 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Kathleen Lippiatt



APPROVED AS TO FORM:

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

Dated: December 3, 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 12-3-2021 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)

