

**RECORDING REQUESTED BY:**

Douglas County Utilities  
Philip Ritger, Public Works Director  
Post Office Box 218  
Minden NV 89423



KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**

Douglas County Utilities  
Philip Ritger, Public Works Director  
Post Office Box 218  
Minden NV 89423

**East Valley View LLC**  
**220 Sheridan Creek Court**  
**Gardnerville NV 89410**

**APN 1420-34-501-024**

**NONREVOCABLE AGREEMENT TO RESTRICT PROPERTY**

This NONREVOCABLE AGREEMENT TO RESTRICT PROPERTY (“Agreement”) is made and entered by and between **Douglas County**, a political subdivision of the State of Nevada, (“County”), and **William W. Nichols** (“Landowner”). County and Landowner are sometimes hereinafter referred to collectively as the “Parties.”

**Recitals**

WHEREAS, Landowner owns that certain real property located at **2762 East Valley Road, Minden, Nevada, 89423, APN 1420-34-501-024**, in Douglas County, Nevada, described on **Exhibit “A”** attached hereto and incorporated herein by this reference. It is hereafter referred to as the “Property.”

WHEREAS, this Agreement will accomplish a deed restriction. It will ensure Landowner does not drill, have a functioning domestic well on the Property and plug any domestic well if required by the State Engineer. In exchange, County’s public water system will provide water to the Property. This bargained for exchange will allow County to receive a domestic well credit from the State Engineer, pursuant to Order No. 1195 attached as Exhibit “B.” This permanent nonrevocable deed restriction prohibits the placement of a domestic well on the Property and mandates the plugging of any domestic well no longer in use if required by the State Engineer.

WHEREAS County, through the Douglas County Utilities, is a public water system that provides water for municipal purposes.

WHEREAS Landowner owns the Property and has a domestic well or the ability to drill a domestic well on the Property.

WHEREAS Landowner is affected by Order No. 1195 attached as Exhibit "B."

WHEREAS County may receive well credits from the State Engineer in accordance with Order No. 1195 at p. 2, subsections a and/or b, attached as Exhibit "B" which provides:

[T]his order proposes that a public water system that provides water for municipal purposes within the area described above receive a credit for each customer who is added to their system provided:

- a. A single family dwelling which is presently utilizing a domestic well on a lot established as a separate lot before July 1, 1993, and voluntarily ceases to draw water from that well located within the described area; or
- b. Any owner of a lot with the ability to drill a domestic well and utilize water from that well meets the following conditions:
  - (1) That the described lot is located within the area described; and
  - (2) That the lot was established as a separate lot before July 1, 1993; and
  - (3) That the lot was approved by a local governing body or planning commission for service by an individual domestic well before July 1, 1993; and
  - (4) A written agreement is entered between the owner of the lot and the public water system, wherein, the owner agrees not to drill a domestic well on the lot, and the public water system agrees that it will provide water service to that lot. Any such agreement must be acknowledged and recorded in the same manner as conveyances affecting real property are required to be acknowledged and recorded pursuant to Chapter 111 of NRS.

WHEREAS Landowner's Property is within the area described in Order No. 1195 attached as Exhibit "B;" the Property is a parcel or subdivision lot established as a separate lot before July 1, 1993; the Property lot was approved by County's Planning Commission and/or County's Board of Commissioners for service by an individual domestic well before July 1, 1993; and the Parties enter into this Agreement to ensure no domestic well is drilled on the Property and any existing domestic well is plugged if required by the State Engineer, to facilitate Landowner's connection to County's water system and accomplish County's domestic well credit pursuant to Order No. 1195, which is attached as Exhibit "B."

## DECLARATIONS

NOW, THEREFORE, in consideration of the covenants and agreements contained herein, the Parties agree as follows:

1. Recitals. The foregoing recitals are true and correct.
2. Nonrevocable Restriction of Property. Landowner agrees not to drill a domestic well on the Property and to plug any existing domestic well in accordance with the requirements of NAC Chapter 534 if required by the State Engineer.
3. County Water Service. In exchange for the nonrevocable restriction of the Property, County agrees to provide water to the Property through its public water system and add Landowner as a new customer.
4. Unauthorized Uses. If at any time a domestic well is drilled on the Property, or any portion of it, then County shall promptly take steps to ensure it is made inoperable by and through its being plugged by the Landowner, in accordance with paragraph 6 below.
5. Transfer of Property. The Property may not be sold or transferred without Landowner providing the purchaser with actual notice of this deed restriction, which runs with the land.
6. Enforcement. A Party may institute a suit to enjoin the violation of this Agreement and require the restoration to the condition that existed prior to the violation whether the violation is actual or threatened. Landowner agrees and acknowledges that the remedies at law for a violation evidenced by steps taken toward drilling a well on the Property are inadequate and that County shall be entitled to injunctive relief and also damages, fees and costs incurred by County through steps taken to ensure the plugging of an operable domestic well on the Property if required by the State Engineer.
7. Recordation. This Agreement shall be recorded in the office of the Douglas County Recorder. The covenants, conditions and restrictions contained herein shall run with the land and are binding on the Parties, their successors and assigns.
8. Entire Agreement. This Agreement constitutes the entire agreement of the Parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings and agreements.
9. Further Assurances; Additional Documents. The Parties agree to execute any and all further documents, deeds and other writings, and to undertake any further action necessary to consummate the transactions contemplated herein.

10. Authority. County and Landowner, respectively, represent and warrant that, as of the date of this Agreement, each has the full right, power and authority to enter into this Agreement and to consummate the transaction contemplated herein, and that each has duly and properly taken all action required of it, to authorize the execution, delivery and performance by it of this Agreement.
11. Binding Effect. This Agreement is binding upon the representatives, successors, and assigns of the Parties hereto.
12. Captions. The captions and headings of the sections of this Agreement are for convenience of reference only and shall not be construed in interpreting the provisions hereof.
13. Severability. If any term or provision of this Agreement is deemed unenforceable by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect so long as the purpose and intent of this Agreement may be achieved.
14. Governing Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State.
15. Attorney's Fees. In the event of any controversy, claim, or dispute relating to this Agreement or to the violation or infringement thereof, the prevailing Party shall be entitled to recover from the losing Party reasonable attorneys' fees and costs.

DATED this 11<sup>th</sup> day of January, 2022

IN WITNESS WHEREOF, the Parties hereto have entered into this Agreement as of the date first written above.

“Landowner”

*William W. Nichols*

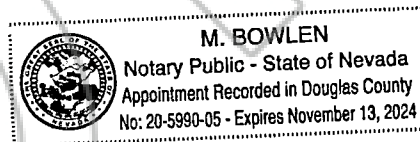
By: **William W. Nichols**

State of Nevada )  
 ) ss.  
County of Douglas )

On this 11<sup>th</sup> day of January, in the year 2022, before me, M. Bowlen a Notary Public, personally known to me (or proved to me on the basis of satisfactory evidence) to be **William W. Nichols** the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Witness my hand and official seal.

*M. Bowlen*  
Notary’s Signature  
My Commission Expires: 11-13-24





**Exhibit "A" – Description of Property**

**That certain Parcel 12 as shown on the  
Land Division Map for Kenneth Bramwell,  
recorded December 14, 1982,  
in Book 1282, at Page 951, as Document No. 74022.**

**Parcel 12 was the subject of a  
Record of Survey for Boundary Line Adjustment  
recorded August 11, 1993,  
in Book 893, at Page 1989, as Document No. 314825.**

**Parcel 12 is now identified as Parcel 12A.**

**Parcel 12A was the subject of a  
Record of Survey for Boundary Line Adjustment  
recorded June 7, 2001,  
in Book 0601, at Page 1696, as Document No. 515960.**

**Parcel 12A is now identified as Parcel 12A-1.**

IN THE OFFICE OF THE STATE ENGINEER  
OF THE STATE OF NEVADA

#1195A

AMENDED ORDER

**FOR DOMESTIC WELL CREDIT WITHIN THE CARSON VALLEY  
HYDROGRAPHIC BASIN (105), DOUGLAS COUNTY**

**WHEREAS**, this order is adopted under the procedure set forth in NRS 534.350 for the establishment of a program that allows a public water system to receive credits for the addition of new customers to its system.

**WHEREAS**, this order covers the Carson Valley Hydrographic Basin (105) within Douglas County, and more specifically described as being located within the following area:

**T.10N., R.21E., MOUNT DIABLO BASE AND MERIDIAN (M.D.B.&M.)**

Those portions of Sections 2, 3, 4, 5, 9, 10, 11, 14, 15, 23, and 24 lying within the natural drainage basin of Carson Valley and within the boundaries of the State of Nevada.

**T.11N., R.20E., M.D.B.&M.**

All of Sections 1, 2, 3, 4, 10, 11, 12, 13, 14, and 24 and those portions of Sections 5, 6, 8, 9, 15, 16, 22, 23, 25, 26, and 36 lying within the boundaries of the State of Nevada.

**T.11N., R.22E., M.D.B.&M.**

All of Sections 4 through 8, 17, 18, and 19 and those portions of Sections 3, 9, 10, 16, 20, 21, 29, 30, and 31 lying within the natural drainage basin of Carson Valley.

**T.12N., R.18E., M.D.B.&M.**

That portion of Section 1 lying within the natural drainage basin of Carson Valley and within the boundaries of the State of Nevada.

**T.12N., R.19E., M.D.B.&M.**

All of Sections 1 through 5, 9 through 15, 23, 24, and 25 and those portions of Sections 6, 7, 8, 16, 17, 21, 22, 26, 27, 35, and 36 lying within the boundaries of the State of Nevada.

**T.12N., R.20E., M.D.B.&M.**

All of Sections 1 through 30 and 32 through 36 and that portion of Section 31 lying within the boundaries of the State of Nevada.

**T.12N., R.21E., M.D.B.&M.**

All.

**T.12N., R.22E., M.D.B.&M.**

All of Sections 3 through 10, 15 through 22, and 28 through 33 and those portions of Sections 1, 2, 11, 12, 14, 23, 26, 27, 34, and 35 lying within the natural drainage basin of Carson Valley.



**T.13N., R.18E., M.D.B.&M.**

That portion of Section 36 lying within the natural drainage basin of Carson Valley.

**T.13N., R.19E., M.D.B.&M.**

All of Sections 1 through 5, 8 through 16, 20 through 29, and 32 through 36 and those portions of Sections 6, 7, 18, 19, 30, and 31 lying within the natural drainage basin of Carson Valley.

**T.13N., R.20E., M.D.B.&M.**

All.

**T.13N., R.21E., M.D.B.&M.**

All.

**T.13N., R.22E., M.D.B.&M.**

All of Sections 3 through 11, 14 through 23, and 26 through 35 and those portions of Sections 1, 2, 12, 13, 24, 25, and 36 lying within the natural drainage basin of Carson Valley.

**T.14N., R.19E., M.D.B.&M.**

All of Sections 13 through 16, 20 through 29, and 32 through 36 and those portions of Sections 2, 3, 4, 5, 8, 9, 10, 11, 12, 17, 18, 19, 30, and 31 lying within the natural drainage basin of Carson Valley.

**T.14N., R.20E., M.D.B.&M.**

All of Sections 8, 16 through 21, and 25 through 36 and those portions of Sections 5, 6, 7, 14, 15, 22, 23, and 24 lying within the natural drainage basin of Carson Valley and within the boundaries of Douglas County.

**T.14N., R.21E., M.D.B.&M.**

All of Sections 15, 16, 20, 21, 22, 23, 25, through 36 and those portions of Sections 4, 13, 14, 17, 18, 19, and 24 lying within the natural drainage basin of Carson Valley and within the boundaries of Douglas County.

**WHEREAS**, this order provides that a public water system that provides water for municipal purposes within the area described above receive a credit for each customer who is added to their system provided one of the following conditions is met:

- a. The owner of a single family dwelling that is presently utilizing a domestic well voluntarily ceases to draw water from that well located within the described area; or,
- b. Any owner of a lot with the ability to drill a domestic well and utilize water from that well meets the following conditions:
  - (1) That the described lot is located within the area described; and
  - (2) That the lot was established as a separate lot before July 1, 1993; and
  - (3) That the lot was approved by a local governing body or planning commission for service by an individual domestic well before July 1, 1993; and

- (4) That a written agreement is entered between the owner of the lot and the public water system, wherein, the owner agrees not to drill a domestic well on the lot, and the public water system agrees that it will provide water service to that lot. Any such agreement must be acknowledged and recorded in the same manner as conveyances affecting real property are required to be acknowledged and recorded pursuant to Chapter 111 of NRS.

**WHEREAS**, the State Engineer may require each new customer who voluntarily ceases to withdraw water from a domestic well to plug that well at such time as notification of service from the public water system is made.

**WHEREAS**, a credit granted to the public water system under this order:

- a. Will be for domestic uses as defined by NRS 534.013.
- b. May not exceed the increase in water consumption attributable to the additional service connection or 2 acre-feet per year, whichever is less. The amount of water provided to each service will be reported by each public utility on a yearly basis, in addition to the amount pumped under any permitted water right.
- c. Cannot be converted to an appropriative right.
- d. May only be used at the location of the lot for which credit is being sought.
- e. Will only be from a water purveyor who pumps groundwater within the same groundwater basin as covered by this order.

**WHEREAS**, this order does not:

- a. Require the public water system to extend its service area unless approved by the Nevada Public Utilities Commission.
- b. Authorize any increase or the potential increase in the total amount of groundwater pumped in the Carson Valley Hydrographic Basin.
- c. Affect any rights of an owner of a domestic well who does not voluntarily bring himself within the provisions of this order.
- d. Interfere with the State Engineer's authority to possibly restrict the drilling of a domestic well for domestic use, as defined in this order, in the described area of this order where water can be furnished by an entity presently engaged in serving water within the said area.

**WHEREAS**, any such request for a credit under the order shall be made to the State Engineer on the form made available by him.

**WHEREAS**, for the purposes of this order:

- a. "Domestic well" means a well used for culinary and household purposes directly related to a single-family dwelling, including without limitation, the watering of a family garden and lawn and the watering of livestock and any other domestic animals or household pets, if the amount of water drawn does not exceed 2 acre-feet per year (NRS 534.013 and 534.180).
- b. "Lot" has the meaning ascribed to it in NRS 278.0165.
- c. "Public Water System" has the meaning ascribed to it in NRS 445A.840.

**NOW THEREFORE**, pursuant to the authority in NRS 534.350, the State Engineer hereby establishes a program in the Carson Valley Hydrographic Basin (105) as heretofore described for a public water system to receive credits for new customers who are now served by domestic wells or who could drill a domestic well on a lot created prior to July 1, 1993.

**IT IS FURTHER ORDERED** that this order supersedes State Engineer's Order 1195, dated September 3, 2008.

  
TIM WILSON, P.E.  
Acting State Engineer

Dated at Carson City, Nevada this

21st day of October, 2019