DOUGLAS COUNTY, NV Rec:\$40.00

Total:\$40.00 MARY TANNER

2022-985180 05/18/2022 10:29 AM

Pqs=2

APN: 1318-15-410-013

RECORDED AT THE REQUEST OF · AND RETURN TO:

Mary Tanner, Trustee **Tanner Family Trust** 18 Cotella Court Alameda CA 94502

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.



KAREN ELLISON, RECORDER

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

This declaration is made this 14th day of May, 2022 by Mary Tanner, Trustee, , hereinafter referred to as "Declarant." Tanner Family Trust

## **RECITALS:**

Declarant is the owner of that certain real property located in Douglas County, State of 1. Nevada, described as follows:

Lots 15 and 16 according to the Second Amended Plat of the Elks Subdivision; being a portion of Sections 15 and 16, Township 13 North, Range 18 East, M.D.B. & M. Douglas County, Nevada filed June 5, 1952, as File No. 8537, together with all personal property and improvements located thereon.

Parcel No. 1318-15-410-013

Commonly known as: 432 Elks Avenue, Elk Point, Nevada

Assessor's Parcel Number: 1318-15-410-013

- The Declarant desires to eliminate the common interior line of the parcels. 2.
- 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.

	Mera Jannes, TTE
·	Print Name:
A notary public or other officer completing this Certificate Venifies 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.	_Mary Tanner, TTE
validity of triat document.	Print Name:
STATE OF California	
STATE OF California ) COUNTY OF Alameda )	
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public, Hary Rachel Tan	, 20 , personally appeared before me, a notary , personally known
(or proved) to me to be the person(s)	whose name(s)(s)(are) subscribed to the foregoing document,
who acknowledged to me that they exe	
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