

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

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PERMANENT PARCEL CONSOLIDATION ("DEED RESTRICTION")
TO BE RECORDED AGAINST APNs 1318-15-410-005 & -006 (ORIGINAL APNs)**

This Deed Restriction is made this 6th day of OCTOBER, 2022 by Stephen E. Tetsch, Trustee of the Stephen E. Tetsch Trust (hereinafter "Declarant").

RECITALS

1. Declarant is the owner of two adjacent and abutting parcels of land in the Southwest (SW) 1/4 of Section 15, Township 13 North, Range 18 East in County of Douglas, State of Nevada, described as follows:

Parcel 1:

Lot 5 (Lot "5") as shown on The Second Amended Plat of Elks Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1952, as File No. 8537, Official Records.

Parcel 2:

Lot 6 ("6") as shown on The Second Amended Plat of Elks Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1952, as File No. 8537, Official Records.

2. Declarant received approval from the Douglas County to merge or consolidate Parcel 1 and 2 as described above and previously known as Assessor's Parcel Numbers 1318-15-410-005 & -006.
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. Declarant hereby declares 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, Declarant has executed this Deed Restriction on the day and year written.

DECLARANT'S SIGNATURE:

Stephen E. Tetsch
Stephen E. Tetsch, Trustee of the Stephen E. Tetsch Trust

Dated: 10/06/22

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.

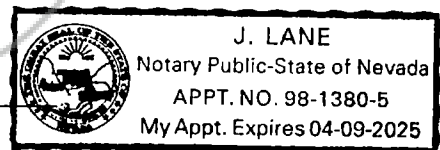
STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On 10-6-2022, before me, J. Lane, Notary Public, personally appeared Stephen E. Tetsch, 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: J. Lane



APPROVED AS TO FORM:

Bridget K. Cornell

Bridget K. Cornell, Associate Planner
Tahoe Regional Planning Agency

Dated: March 23, 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 WASHOE)

On 3-23-2022 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)

