

APN: 1320-30-211-103

DOUGLAS COUNTY, NV	<b>2023-1000032</b>
Rec:\$40.00	
\$40.00 Pgs=3	<b>08/31/2023 08:08 AM</b>
BENNETT LAW GROUP PLLC	
SHAWNYNE GARREN, RECORDER	

Recording Requested by and  
Return Recorded Original to:  
Douglas County, Nevada  
Douglas County Department of Community Development  
P.O. Box 218  
Minden, Nevada 89423

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (N.R.S. Chapter 239)

---

### **DRAINAGE DEED RESTRICTION**

On-site drainage patterns for the subject property have been constructed and shall be maintained in accordance with the plans approved by the Douglas County Community Development Department on 28 August 2023 (the “Approved Plans”).

Any alterations to the approved onsite drainage patterns shall only be allowed after a site improvement permit has been approved by the Douglas County Community Development Department.

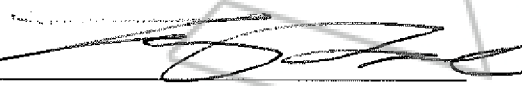
If the on-site drainage infrastructure is not maintained in an acceptable manner pursuant to the Approved Plans, and if Property Owner continues to fail to cause such maintenance to be properly performed for thirty (30) days following written notice to Property Owner provided in accordance with applicable law (see, e.g., Douglas County Code 20.691.240 through 20.691), then in accordance with applicable law (see, e.g., Douglas County Code 20.691.270), Douglas County, Nevada (the “County”) or as the case may be, the City of Minden, Nevada may perform the necessary maintenance reasonably required under the Approved Plans.

**[CONTINUED ON FOLLOWING PAGE]**

The County shall have the option to seek reimbursement for any of its maintenance performed by County hereunder in accordance with Douglas County Code 20.691.270 Abatement by County.

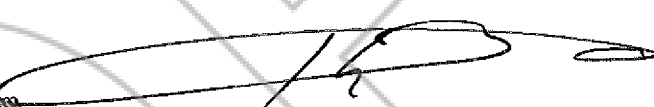
**PROPERTY OWNER:**

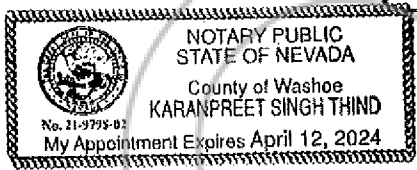
1752 N. HWY 395, LLC,  
A Nevada limited liability company

By:   
Thomas Dake  
Manager

STATE OF NEVADA            )  
  ) ss:  
COUNTY OF WASHOE        )

The above instrument was acknowledged before me on 08-30, 2023, by Thomas Dake as Manager of 1752 N. HWY 395, LLC, a Nevada limited liability company.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: April-12-2024



## EXHIBIT A

### PROPERTY LEGAL DESCRIPTION

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 13 North, Range 20 East, M.D.M., described as follows:

Parcel F as shown on Record of Survey Map for Foothill Development Group, LLC Minden Ironwood (A Commercial Subdivision), filed for record in the office of the Douglas County Recorder, State of Nevada, on June 14, 2004 in Book 604, at Page 6518, as Document No. 615983

APN: 1320-30-211-103