



SHAWNYNE GARREN, RECORDER

A.P.N. 1321-33-002-015

After Recording Return To:  
 D & M Ventures  
 1624 10<sup>th</sup> Street, Suite 3  
 Minden, NV 89423

**ISDS DEED RESTRICTION**

The undersigned, Zack Doane and Jess Merrithew, Managing Members of D & M Ventures, are the owners of that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF**

Owner, by its execution hereof, does hereby acknowledge and agree that the following deed restriction shall apply to the herein above-described property:

"The use of individual sewage disposal systems (ISDS) is limited to results of the percolation tests, groundwater analysis, and shall meet the requirements of Nevada Administrative Code 444.784 through 444.8396. The ISDS is to be approved and permitted by the Douglas County Building Division prior to obtaining a building permit."

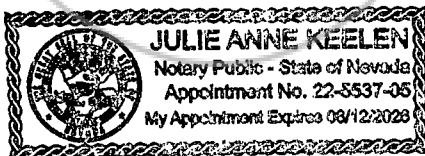
"The owner is solely responsible for continued yearly maintenance of the ISDS per the manufacturer's specifications."

Dated: 1-18-23

Zack Doane  
 Zack Doane, Managing Member

STATE OF NEVADA )  
 ) SS  
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on January 18, 2023, by Zack Doane.



Julie Anne Keelen  
 NOTARY PUBLIC

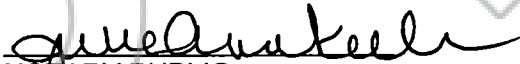
Dated: 1-18-23

  
\_\_\_\_\_  
Jess Merrithew, Managing Member

STATE OF NEVADA )  
                                      : SS  
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on January 18, 2023, by Jess Merrithew



  
\_\_\_\_\_  
NOTARY PUBLIC

# Exhibit A

## OWNER'S CERTIFICATE

THE STATE OF NEVADA AND I, ANDREW R. LINDSEY, TRUSTEES OF D & M VENTURES, LLC CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL AND OF ALL RIGHTS AND INTERESTS THEREIN AND WE CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

D & M VENTURES, LLC  
1111 UNIVERSITY, LAS VEGAS, NV 89102

STATE OF NEVADA  
COUNTY OF DOUGLAS

ON THIS 23<sup>RD</sup> DAY OF FEBRUARY, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY PRESENTED TO ME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN THE FREEDOM OF MIND AND MEMORY AND THAT HE WAS FULLY CAPABLE OF UNDERSTANDING THE NATURE AND CONSEQUENCES OF THE SAME.

WITNESSE MY HAND AND OFFICIAL SEAL  
AT TESTIMONY GIVEN, 8/14/2026



STATE OF NEVADA  
COUNTY OF DOUGLAS

ON THIS 23<sup>RD</sup> DAY OF FEBRUARY, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY PRESENTED TO ME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN THE FREEDOM OF MIND AND MEMORY AND THAT HE WAS FULLY CAPABLE OF UNDERSTANDING THE NATURE AND CONSEQUENCES OF THE SAME.

WITNESSE MY HAND AND OFFICIAL SEAL  
AT TESTIMONY GIVEN, 8/14/2026



## TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE GARDEN CERTIFICATE ARE THE LEGAL OWNERS OF THIS PARCEL AND OF ALL RIGHTS AND INTERESTS THEREIN AND WE CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP.

PARCEL: 443.57 (70.00) AC  
DATE: 3/27/2023  
OWNER: Andrew Lindsey  
TITLE COMPANY: STEWART-TITEL

## COUNTY TAX COLLECTOR'S CERTIFICATE

I, ANNE BARBARA, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PRESENT TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.

DOUGLAS COUNTY CLERK-TREASURER  
DATE

## COUNTY CLERK'S CERTIFICATE

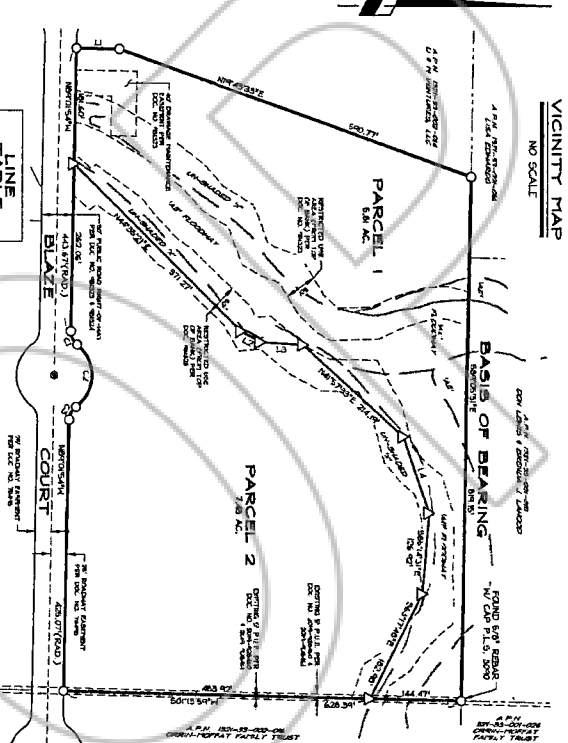
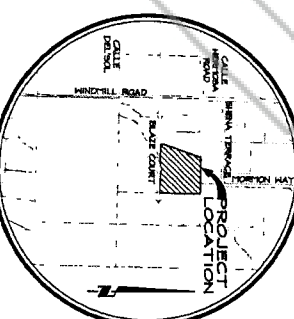
IT IS HEREBY CERTIFIED THAT THIS MAP WAS PRESENTED TO THE DEPARTMENT OF COUNTY DEVELOPMENT, DIVISION OF RECORDS AND MAPPING, AND ON THAT DATE APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF NRS 202.010 AND 202.015.

COUNTY CLERK  
DATE

## SURVEYOR'S CERTIFICATE

I, ANDREW R. LINDSEY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HAVE SURVEYED THE BOUNDARIES OF THE PARCEL DESCRIBED HEREIN AND I HEREBY CERTIFY THAT THE SAID PARCEL IS LOCATED WITHIN SECTION 33, T.14N., R.21E., M.14N., DOUGLAS COUNTY, NEVADA.

ANDREW R. LINDSEY, P.L.S. 5041  
24 APR 2023



### LINE TABLE

LINE	BEARING	LENGTH
L1	N 0° 00' 00" W	443.57 (70.00)
L2	S 89° 59' 59" E	202.00
L3	N 89° 59' 59" W	443.57 (70.00)
L4	N 0° 00' 00" E	202.00

### CURVE TABLE

LINE	BEARING	LENGTH	CURVE BEARING	CURVE LENGTH
C1	S 89° 59' 59" E	202.00	N 0° 00' 00" W	27.64'
C2	N 89° 59' 59" W	443.57 (70.00)	S 89° 59' 59" E	27.64'
C3	N 0° 00' 00" E	202.00	N 89° 59' 59" W	27.64'
C4	S 89° 59' 59" E	202.00	S 89° 59' 59" E	27.64'

## UTILITY COMPANIES' CERTIFICATE

THE UNDERSIGNED UTILITY COMPANIES ACCEPT AND APPROVE THE PUBLIC UTILITY MAP AND THE BOUNDARIES THEREON AND THE LOCATION OF THE UTILITY LINES THEREON AND THE LOCATION OF THE UTILITY LINES THEREON AND THE LOCATION OF THE UTILITY LINES THEREON.

APPROVED BY: [Signatures of Utility Companies]  
DATE: 3/27/23

## LEGEND

- ▲ LEFT ROW BEARS WITH INACTIVE CAP P.L.S. 5041
- ROAD CONTRACT NUMBER IN CELL P.L.S. 5041
- ROAD CONTRACT NUMBER IN CELL P.L.S. 5041
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## NOTES

- TOTAL AREA TO BE DIVIDED: 0.34 ACRES
- PARCELS (2): 1.24 ACRES
- THIS MAP IS A PORTION OF THE RECORD 443.57 (70.00) AC. THE RECORD MAP IS LOCATED WITHIN SECTION 33, T.14N., R.21E., M.14N., DOUGLAS COUNTY, NEVADA.
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## COUNTY ENGINEER'S CERTIFICATE

I, STEVEN J. ANDERSON, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND I HEREBY CERTIFY THAT THE SAID MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF NRS 202.010 AND 202.015.

STEVEN J. ANDERSON  
DATE

## RECORDER'S CERTIFICATE

I, ANDREW R. LINDSEY, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF NRS 202.010 AND 202.015.

ANDREW R. LINDSEY  
DATE

## PARCEL MAP

DP 22-0006  
FOR  
D & M VENTURES  
LOCATED WITHIN A PORTION OF SECTION 33, T.14N., R.21E., M.14N., DOUGLAS COUNTY, NEVADA

