

APNs 1022-00-002-024, 1023-08-002-008,
1023-00-002-006 and 1023-00-002-007

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Feldman Thiel LLP
Kara Thiel
P.O. Box 1309
Zephyr Cove, Nevada 89448

Affirmation Statement: I, the undersigned,
hereby affirm that the attached document,
including any exhibits, hereby submitted for
recording does not contain the personal
information of any person or persons.
(Per NRS 239B.030)

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR OPEN SPACE ("DEED RESTRICTION")**

This Deed Restriction is made as of this ___ day of April 2024, by CCT FOUNDERS, LLC, a Nevada limited liability company ("**Declarant**").

RECITALS

- A. Declarant is the owner of that certain real property located in Douglas County, Nevada, commonly known as Assessor's Parcel Numbers (APN) 1022-00-002-024, 1023-08-002-008, 1023-00-002-006 and 1023-00-002-007 and more particularly described in Exhibit A attached hereto (the "**Property**").
- B. Declarant desires to restrict the Property to agricultural, recreational and/or open space uses.

DECLARATION

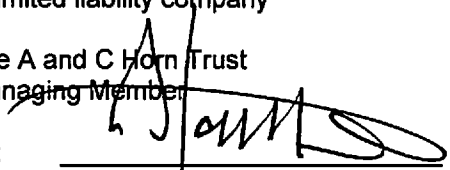
- 1. The Property shall forever be restricted to ranching, farming, recreational and/or open space uses.
- 2. The Property retains no development rights and may not be developed with or subdivided for urban uses such as residential, lodging and commercial uses.
- 3. To the extent water rights are appurtenant to the Property, they shall be permanently restricted to agricultural, recreational and/or open space uses.
- 4. This Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, and shall be binding on Declarant and Declarant's assigns, and all persons acquiring or owning any interest in the Property.
- 5. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of Douglas County or its successor party, if any. Douglas County is deemed to be a third-party beneficiary of this Deed Restriction and, as such, can enforce the provisions of this Deed Restriction.

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction as of the date first set forth above.

DECLARANT:

CCT FOUNDERS, LLC,
a Nevada limited liability company

By: The A and C Horn Trust
Its: Managing Member

By: 
Alan F. Horn
Its: Trustee

ACKNOWLEDGEMENT

State of California)
)SS.
County of Los Angeles)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2024, by Alan F. Horn, Trustee of The A and C Horn Trust, Managing Member of CCT Founders, LLC, a Nevada limited liability Company.

Notary Public

Seal:

[End]

EXHIBIT A

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

PARCEL 1:

TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M.

Section 13: All

EXCEPTING THEREFROM that portion of Section 13 shown on two Records of Survey filed in the office of the County Recorder of Douglas County on October 19, 1969, in Book 1 of Maps under Recorder's Filing Numbers 45990 and 45991, and Parcel Maps for R.G. Whitney and Dan Walsh recorded as Document Nos. 17012 and 18550.

Section 23: All

EXCEPTING THEREFROM the Northwest 1/4; the North 1/2 of the Southwest 1/4; Southwest 1/4 of the Southwest 1/4 and the North 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4.

Section 24: All

Section 25: North 1/2; Fractional North 1/2 of the Southwest 1/4 lying North of a traverse Line "B" hereinafter described; Fractional East 1/2 of the Southeast 1/4 lying North of a traverse Line "B" hereinafter described.

Section 26: North 1/2; Fractional South 1/2 lying North of traverse Line "B" hereinafter described. APN:

1022-00-002-024 and a portion of APN 1023-00-002-006

PARCEL 2:

TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B.&M.

Section 8: Southeast 1/4 of the Southeast 1/4

Section 18: North 1/2 and the West 1/2 of the Southwest 1/4 Section 19: South 1/2 and the West 1/2 of the Northwest 1/4 Section 20: Southwest 1/4

Section 30: North 1/2; Fractional South 1/2 lying North of a traverse line "B" hereinafter described.

APN: 1023-08-002-008 and a portion of APN 1023-00-002-006

PARCEL 3:

Section 31: Township 10 North, Range 23 East, M.D.B. & M.; Fractional East 1/2 of West 1/2 of Southeast 1/4 lying East of a traverse Line "A" hereinafter described; Fractional East 1/2 lying East of traverse Line "A" hereinafter described.

APN: 1023-00-002-007

Traverse Line "A" referenced above is described as follows:
TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B.&M.

Commencing at a point which lies South 14°4' West 714.3 feet from the West quarter corner of Section 19, Township 9 North, Range 23 East, M.D.B.&M., thence along the fence known as the East fence of the Lancaster Field North 5°20' East 15,333.0 feet; thence West 208.0 feet; thence North 0°22' West 4,294.0 feet, thence the Northeast corner of Section 1, Township 9 North, Range 22 East, M.D.B.&M., bears South 87°22' West 1,216.0 feet; thence South 88°5' East 2,000 feet; thence North 88°44' East 604.0 feet; thence North 2°58' West 1,125.5 feet; thence North 14°40' East 4,898 feet to the end of traverse "A" being a point in the Southeast ¼ of the Southeast ¼ of Section 30, Township 10 North, Range 23 East, M.D.B.&M., which is the beginning point of traverse "B" above mentioned; said point lies North 14°40' East 822 feet from an intersection with the South boundary of Section 30 at a point North 88°30' West 417 feet from the Southeast corner of Section 30, Township 10 North, Range 23 East, M.D.B.&M.

EXCEPTING THEREFROM that portion described in the Final Order of Condemnation filed in the First Judicial District Court of the State of Nevada, in and for the County of Douglas on July 22, 1965, as Case No. 2251, recorded July 22, 1965 in Book 33, Page 85.

Traverse Line "B" referenced above is described as follows:
TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B.&M.

Beginning at the said last mentioned point at the end of traverse "A", thence North 82°56' West 9,062.0 feet, ending across Walker River near the end of Topaz Lake outlet canal and 100 feet South of the Center line thereof, thence North 450 feet, thence South 56°7' West 566 feet; thence South 65°21' West 2,879.3 feet, thence South 81°55' West 611.3 feet; thence North 86°47' West 5,991.0 feet.

Document Number 711223 is provided pursuant to the requirements of Section NRS 111.312, as to Parcels 1 through 3

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 California }
County of Los Angeles

On 4-22-24 before me, Helene Nielsen Beal
Date Here Insert Name and Title of the Officer

personally appeared ALAN HERN
Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Helene Nielsen Beal
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: DEED RESTRICTION

Document Date: 4-22-24 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: ALAN HERN
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____