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FILED

WASHINGTON COUNTY, STATE OF NEBRASKA

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Karen A. Madsen

REGISTER OF DEEDS

Recorded	<u> / </u>
General	<u> / </u>
Numerical	<u> / </u>
Photostat	<u> ✓ </u>
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2009 JUN -1 AM 11:23

KAREN A. MADSEN
WASHINGTON COUNTY
REGISTER OF DEEDS
BLAIR, NE

Declaration of Covenants, Conditions, Restrictions and Easements

Come Now, Scott Brown, Owner of the property described on the attached Exhibit "A", Beckfield & Wood, Inc, a Nebraska corporation, Owners of the property described on the attached Exhibit "B", and Robert W. Turell and Amy E. Turell, Owners of the property described on the attached Exhibit "C" representing all owners having an interest in the divided property located in Washington County, Nebraska, formerly known as Tax Lot 96 and the Declarants under this Revision to the Declaration of Covenants, Conditions, Restrictions and Easements, state as follows:

The Covenants, Conditions, Restrictions and Easements recorded October 11, 2006 in Book 497 at Page 679 of the Records of Washington County, Nebraska is rescinded and replaced as follows:

1. Land cannot further be subdivided by Owner, unless approved by Declarants.
2. No mobile homes, house trailers, or manufactured housing allowed on property.
3. Only stick-built structures are allowed. No pre-existing structures may be moved onto the property.
4. No livestock shall be kept on the property, except a maximum of four (4) horses are allowed.
5. No trash or junk accumulation shall be allowed to be visible on the property from any other Owner of the divided property now known as Tax Lot 96.
6. Only one single-family stick-built residential structure consisting of at least one thousand (1,000) square feet, with a minimum two (2) car garage attached, shall be allowed on each lot.
7. Any residential structures built on the property shall not exceed a total of thirty feet (30') above grade at the peak of the roof. Any out-buildings shall not exceed twenty-two feet (22') at the peak of the roof with no more than a fourteen foot (14') sidewall.
8. All utilities must be buried underground with the exception of propane tanks which must be screened from view.
9. No dumping of any kind (except yard waste) will be allowed on the property on the attached Exhibits "A" and "B" including, but not limited to, the gulch area.
10. All covenants shall run with the land and shall bind any subsequent purchasers and their heirs or assigns of any owner.
11. Any current or subsequent owner of Tax Lot 96 as existed on 10 October 2006 may enforce these Covenants, Conditions, Restrictions and Easements by any method allowed by law.

IN WITNESS WHEREOF, the Declarants have caused this Declaration of Covenants, Conditions, Restrictions and Easements for the property on the attached Exhibits "A" and "B", to be executed. This Declaration may be signed by the parties in counterpart.

RETURN TO:
Spence Title Services, Inc.
1905 Harney Street - Suite 210
Omaha, NE 68102

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TA-56557

Robert W. Turell
Robert W. Turell, Declarant

Amy E. Turell
Amy E. Turell

STATE OF NEBRASKA)
): ss
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 26 day of may, 2009,
by Robert W. Turell and Amy E. Turell.

Terry Jo Comes
Notary Public



Scott Brown, Declarant

STATE OF NEBRASKA)
): ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2009,
by Scott Brown.

Notary Public

BECKFIELD & WOOD, INC., a Nebraska corporation

By: _____
Brett Beckfield, President

STATE OF _____)
): ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2009,
by Brett Beckfield, as President of Beckfield & Wood, Inc., a Nebraska corporation, for and on behalf
of the corporation.

Notary Public

Robert W. Turell, Declarant

Amy E. Turell

STATE OF NEBRASKA)
): ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2009,
by Robert W. Turell and Amy E. Turell.

Scott Brown

Scott Brown, Declarant

Notary Public

STATE OF NEBRASKA)
COUNTY OF DOUGLAS): ss
)

The foregoing instrument was acknowledged before me this 23 day of MAY, 2009,
by Scott Brown.



Frank Tabor

Notary Public

BECKFIELD & WOOD, INC., a Nebraska corporation

By: _____
Brett Beckfield, President

STATE OF _____)
): ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2009,
by Brett Beckfield, as President of Beckfield & Wood, Inc., a Nebraska corporation, for and on behalf
of the corporation.

Notary Public

Robert W. Turell, Declarant

Amy E. Turell

STATE OF NEBRASKA)
): ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2009,
by Robert W. Turell and Amy E. Turell.

Notary Public

Scott Brown, Declarant

STATE OF NEBRASKA)
): ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2009,
by Scott Brown.

Notary Public

BECKFIELD & WOOD, INC., a Nebraska corporation

By: *Brett Beckfield*
Brett Beckfield, President

STATE OF Pennsylvania)
): ss
COUNTY OF Dauphin)

The foregoing instrument was acknowledged before me this 21 day of May, 2009,
by Brett Beckfield, as President of Beckfield & Wood, Inc., a Nebraska corporation, for and on behalf
of the corporation.

Paula R. Risser
Notary Public

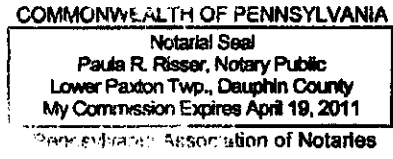


EXHIBIT "A"

BROWN PROPERTY

Part of Tax Lot 96, lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska, and more particularly described as follows:

From the S $\frac{1}{4}$ corner of Section 10, Township 17 North, Range 12 East; thence N 89°26'55" W (assumed bearing) along the Southerly line of the SW $\frac{1}{4}$ of said Section 10, a distance of 1,671.29 feet to the Point of Beginning;; thence continuing N 89°26'55" W along said Southerly $\frac{1}{4}$ section line a distance of 567.41 feet to the Southwest Corner of said Tax Lot 96, Southeast Corner of Tax Lot 111, in said Section 10 as said tax lot was surveyed by Richard L. Hansen, LS-382, and dated February 28, 2000; thence N 00°W along the Westerly line of said Tax Lot 96, easterly line of said surveyed Tax Lot 111, a distance of 692.17 feet; thence N39°05'10" E, a distance of 170.04 feet; thence N 37°50'14" E, a distance of 67.98 feet; thence N 52°01'28" E, a distance of 148.05 feet; thence N 47°35'07" E, a distance of 198.10 feet; thence N 65°41'48" E a distance of 210.88 feet; thence S 81°E a distance of 91.58 feet; thence S 14°26'55" W a distance of 868.51 feet; thence S 23°59'55" E a distance of 242.72 feet; thence S 42°38'45" W a distance of 75.83 feet; thence S 35°30'56" E a distance of 76.44 feet to the Point of Beginning, now known as Tax Lot 125.

EXHIBIT "B"

Beckfield & Wood, inc. Property

Part of Tax Lot 96, lying in the SW $\frac{1}{4}$ of Section 10, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska and more particularly described as follows:

From the S $\frac{1}{4}$ corner of Section 10, Township 17 North, Range 12 East; thence N 89°26'55" W (assumed bearing) along the Southerly line of the SW $\frac{1}{4}$ of said Section 10, a distance of 1,657.54 feet to the Southwest Corner of Tax Lot 41 in said Section 10, said point being the Southeast Corner of Tax Lot 96 in said Section 10 and the Point of Beginning; thence continuing N 89°26'55" W along said Southerly $\frac{1}{4}$ section line a distance of 13.75 feet; thence N 35°30'56" W a distance of 76.44 feet; thence N 42°38'45" E a distance of 75.83 feet; thence N 23°59'55" W a distance of 242.72 feet; thence N 14°26'55" E a distance of 868.51 feet; thence N 24°02'32" E a distance of 188.49 feet; thence S 68°16'06" E a distance of 64.01 feet; thence N 67°47'14" E a distance of 77.58 feet; thence N 79°40'50" E a distance of 191.34 feet; thence N 78°18'58" E a distance of 110.37 feet to a point on the northerly projection of the westerly line of said Tax Lot 41, as said tax lot was surveyed by Warren D. Whitaker, LS-235 and dated March 1979 and May 1979; thence S 01°00'42" W along said westerly surveyed tax lot line and its northerly projection a distance of 749.39 feet to an iron found; thence continuing along said westerly tax lot line S 42°07'37" W a distance of 898.02 feet to the Point of Beginning, now known as Tax Lot 124.

EXHIBIT "C"

TURELL PROPERTY

Tax Lot 129 lying in the Southwest Quarter and in the Southeast Quarter of the Northwest Quarter and all lying in Section 10, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska and more particularly described as follows:

From an iron found at the center of Section 10, Township 17 North, Range 12 East; thence S 89°53'58" W (assumed bearing) along the Northerly line of the Southwest Quarter of said Section 10 a distance of 471.20 feet to the point of beginning; thence S 31°47'45" E a distance of 210.57 feet; thence S 00°06'52" E a distance of 1,154.98 feet to a point on the Southerly Line of the Northeast Quarter of the Southwest Quarter of Section 10; thence S 89°46'29" E along said Southerly Quarter Quarter Section Line a distance of 360.61 feet to the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 10; thence S 00°06'52" E along the Easterly line of said Southeast Quarter of the Southwest Quarter a distance of 16.33 feet to a point on the Northerly line of Tax Lot 98 in said Section 10, as said Tax Lot was surveyed by Warren D. Whitaker, LS-235 and dated March and May of 1979; thence S 86°24'36" W along the Northerly Lines of Tax Lots 98, 47 and 41 in said Section 10, as said Tax Lots were surveyed by Warren D. Whitaker, LS-235 and dated March and May of 1979, a distance of 1,044.40 feet to an iron found at the Northwest Corner of said Tax Lot 41; thence N 01°00'42" E along the Northerly projection of the Westerly Line of said Tax Lot 41 a distance of 176.82 feet; thence S 78°18'58" W a distance of 110.37 feet; thence S 79°40'50" W a distance of 191.34 feet; thence S 67°47'14" W a distance of 77.58 feet; thence N 68°16'06" W a distance of 64.01 feet; thence S 24°02'32" W a distance of 188.49 feet; thence N 81°10'59" W a distance of 91.58 feet; thence S 65°41'48" W a distance of 210.88 feet; thence S 47°35'07" W a distance of 198.10 feet; thence S 52°01'28" W a distance of 148.05 feet; thence S 37°50'14" W a distance of 67.98 feet; thence S 39°05'10" W a distance of 170.04 feet to a point on the easterly line of Tax Lot 111 as said Tax Lot was surveyed by Richard L. Hansen, LS-382 and dated February 28, 2000; thence N 00°11'03" W along said point on the Southerly right of Way Line of County Road P32; thence Easterly along said Southerly County Road Right of Way line as follows: N 89°52'36" E a distance of 400.59 feet; thence N 82°08'35" E a distance of 106.57 feet; thence N 87°45'26" E a distance of 350.00 feet; thence N 79°10'00" E a distance of 176.03 feet; thence N 79°18'56" E a distance of 403.00 feet; thence N 62°46'23" E a distance of 200.00 feet; thence N 71°36'21" E a distance of 57.22 feet; thence departing said Southerly County Road Right of Way Line S 31°47'45" E a distance of 215.28 feet to the point of beginning, formerly part of Tax Lot 96.