

ADAMSON'S RIDGEMARK ADDITION:  
(Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10)

As of 11-12-2004

**BE SURE TO CHECK SPECIAL ASSESSMENTS:**

**PD#155**  
**SD#51**  
**WD#33**

**DEEDS:**

Ridgemark, Inc.

(Warranty Deed recorded in Book 286, Page 467, dated July 22, 1998, filed July 27, 1998.) (lots 1-10)

Donald C. Adamson and Neva G. Adamson, husband and wife, as joint tenants.

(Corporation Warranty Deed recorded in Book 341, Page 648, dated May 15, 2001, filed July 31, 2001.)  
(lots 1, 2, 4, 6, 9, 10)

**TITLE:**

Donald C. Adamson and Neva G. Adamson or their successor, as Co-Trustees of the Adamson Family Trust.

(Quitclaim Deed recorded in Book 341, Page 649, dated July 31, 2001, filed July 31, 2001.) (lots 1, 2, 4, 6, 9, 10)

1. Any and all easements, restrictions, conditions as set out on Final Plat of Adamson's Ridgemark Addition to the City of Blair recorded in Book 2, Pages 739-743, filed October 11, 1994.
2. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 281, Pages 424-429, dated April 29, 1998, filed April 29, 1998.  
AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 285, Pages 717-718, filed July 15, 1998.
3. EASEMENT FOR RIGHT OF WAY recorded in Book R, Page 234, filed May 12, 1965, given by John J. Jensen and Etta L. Jensen, to the Blair Telephone Company, its successors and assigns.
4. CITY OF BLAIR ZONING/RESOLUTIONS/ORDINANCES/REGULATIONS: Ordinance #1064 in Book 71, Page 467, dated August 22, 1972, filed October 13, 1972; Amendment in Book 134, Page 496, dated December 29, 1981, filed January 8, 1982; Ordinance No. 884 in Book 71, Pages 93-94, filed August 16, 1966; ANY AND ALL AMENDMENTS THERETO.

Adamsen's Ridgemark Addition searched 3/13/1995  
at 8Am

(pt of JL 229 in NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  Sec 14-18-11)

TL 229 (10.297 AC)

✓

all of vacated Sunrise Add. in NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  14-18-11

TL 156

✓

pt TL 70 & 152

✓

L 16 Russells / pt TL 130

✓

pt L 17, 18, 19 & 20 Russells

~~WD 12-856~~

1800 © WD 14-200 (7-3-1878) (7-3-1878)  
James P. Stricklett & Catherine (Chew) Lto  
V. J. Gantry

1800 © WD 14-208 (7-30-1878) (7-31-1878)  
James P. Stricklett & Catherine (Chew) Lto  
V. J. Gantry

1800 © WD 15-4 (10-18-1879) (10-22-1879)  
James Stricklett & Catherine (Chew) Lto  
V. J. Gantry

1800 © WD 15-319 (4-24-1880) (4-24-1880)  
James P. Stricklett & Catherine (Chew) Lto  
V. J. Gantry

24 & 13 © WD 16-599 (11-28-1881) (11-30-1881)  
V. J. Gantry & Mary M. (Chew) Lto  
A. D. McManigal (sec 14 as POB; running to pt 5r due N from  
NW corner of SW 1/4 NE 1/4 of sec 14, thence due W 13r to SW corner, thence due N 1/4 to  
to pt 25 3/10 r S of E/W sec line between 11 & 14, thence due W 3r, thence due N 25 3/10 r  
to sec line between 11 & 14, thence due W on sec line to NW corner of NE 1/4 NW 1/4, thence  
due S to center of NW 1/4, thence due E to pt. 28 3/10 r W of NW  
corner of SW 1/4 NE 1/4, thence due S 51 7/10 r to NW corner of SAC tract, thence  
E 28 3/10 r to POB.)

prac ~~Mudge E 480 (10-31-1878)~~

84 ~~Mudge J 6 (3-28-1881)~~

L4 ~~Mudge J 360 (11-28-1881)~~

~~Mudge J-579 (5-24-1882) can on mar~~

L4:13 ~~Reese N-501 (4-12-1883)~~

L4:13 - QCD 22-36 (3-24-1886) (4-9-1886)

Virginia McManigal: Art D. (new) Uto

H. W. McBride

(same legal as 16-599)

L4:13 - Sher Deed 22-37 (4-9-1886) (4-9-1886)

Sheriff Uto

Henry W. McBride

(same legal as 16-599)

~~Mudge J-249 (4-30-1886) can on mar 8-18-92~~

L14:13 - QCD 22-36 (3-24-1886)

Virginia McManigal: Uto

H. W. McBride

same as above

L4:13 - Sher Deed 22-37 (4-9-1886)

Sheriff Uto

Henry W. McBride

same as above

L4:13 ~~Mudge J-249 (4-30-1886) can on mar 8-18-92~~

~~Mudge M-596 (8-20-1887) can on mar 8-18-92~~

~~WD 24-1~~

(N/A)  
OK

~~Assign 47-624 (5-15-1886)~~

~~WD 25-74 (10-19-1888) (10-19-1888)~~

~~M. B. Wild ; Wilma Lto~~

(pat 3)

~~E. A. Palmer~~

(2 AC in NE corner of E 1/2 NW 1/4 of 14-18-11, com at NE corner, running  
thence w 26r, thence S 13r, thence E 26r, thence N 13r to POB)

~~Mag 0-155 (12-29-1888) can on mar 11-18-92~~

~~Patent 25-252 (2-10-1874) (1-28-1889)~~

U. S. Lto

James P. Stricklett

(E 1/2 NW 1/4 14-18-11)

~~Assign S-144 (4-11-1892)~~

L4 etc. ~~Mag S-412 (8-8-1892) R.~~

~~Mag S-418 (8-15-1892)~~

L4 etc. © Agree E-33 (8-25-1892) (WD 29-102)

Henry W. McBride Lto

Ole Nelson

~~Rese S-450 (E-385 & E-80) (8-31-1892)~~

L4 etc. © WD 29-102 (3-1-1893) (3-1-1893)

Henry W. McBride ; ~~and~~ Laura A. <sup>(new)</sup> Lto

Ole Nelson

L4 etc. ~~Mag J-103 (3-1-1893) can on mar 4-22-96~~

~~Rese J-101 (S-418) (2-27-1893)~~

L4 etc. Last Will E-260 (7-29-1887) (12-12-1895)

Ole Nielsen - dec'd

prop: Tax Lots 4, 9, 11, 13, 25, 26, 34, 35 Sec 14-18-11;

~~Lot 20, Block 37, Beach; Lot 8, Block 9, Fremont~~

heirs: Anne Marie Nielsen - widow

(receives all prop)

L4 etc. WD 31-119 (4-10-1896) (4-15-1896)

Anne Marie Nielsen (widow) to

Chas. McMenemy

(same legal as 29-102)

~~Rese X-308 (S-412) (9-2-1897)~~

TL4 etc. WD 36-425 (12-14-1903) (2-29-1904)

Charles McMenemy & Mary E. (new) to

Ellsworth J. Russell

(Tax Lots 4, 9, 11, 13, 25, 26, 34, 35 Sec 14-18-11)

~~Mtge 3-477 (2-29-1904) Oak & Oak Mar 12-24-1906~~

L4 etc. ~~Mtge 4-89 (12-24-1906)~~

~~Assign 4-214 (4-89) (3-18-1907)~~

*vacated as to our prop*

~~Plat & Desc 38-580 (3-28-1910) Russell's Add.~~

(N/A)

~~WD 38-615 (4-13-1910)~~

~~Frank E. Mead &~~

to

(Lot 3)

~~Alton M. Averill~~

~~Assign 4-1059 (4-89) (6-23-1910)~~

~~Assign 6-49 (4-89) (8-7-1911)~~

~~Rule 6-88 (4-89) (10-25-1911)~~

~~Rule 6-179 (4-89) (8-7-19-1912)~~

(N/A)

~~WD 43-289 (7-19-1917)~~

(Lot 3)

~~Marion M. Metzinger ;  
Louie J. Cook~~

Lto

~~Satis 8-341 (5-184) (7-30-1917)~~

~~WD 45-579 (7-16-1920) (2-23-1921)~~

~~Jens Anderson ; Jennie (new) Lto  
Sarah D. Ballard~~

(1/2 ac) (strip in SE corner L16, 14-18-11 ; began SE corner of L16, W 215',  
N 83' to E line, thence along N line 215', thence 83' S along E line  
(to PCB) <sup>along section</sup>

~~Afft. 4-164 (7-24-1923) (7-24-1923)~~

~~- name afft. -~~

~~Satis 12-129 (6-167) (7-24-1923)~~

~~QCD 57-263 (-)~~

(CK)

~~JAC IN NE corner Afft. 4-438 (8-3-1917) (5-17-1943)~~

~~- name afft. -~~

L 70 - ✓ Sher Deed 58-358 (3-5-1940) (12-23-1943)

Sheriff Lto

A. C. Debel

(Lots 17, 18, 19, 20 Russell's Add. ; J 70 14-18-11)

L 70 ~~Mtge 31-388 (8-18-1948)~~

L 70 ~~Mtge 31-268 (4-12-1948)~~

L70 ✓ WD 64-36 (4-1-1947)(4-2-1947)  
Lewis S. Robinson & Flora (new) Lto  
Raymond Wulf  
(JK 70 14-18-11)

L70 ✓ WD 64-62 (5-5-1947)(6-4-1947)  
Raymond Wulf & Bertha (new) Lto  
Bertha Wulf  
(JK 70 14-18-11)

L70 ✓ WD 66-632 (11-29-1948)(12-3-1948)  
Raymond Wulf Lto  
Bertha Wulf  
(JK 70 14-18-11 ; other prop)

L70 ~~Res 31-586 (6-9-1949)~~

L70 ~~Res 31-587 (6-8-1949)~~

L70 ✓ WD 67-220 (12-18-1948)(6-13-1949)  
Raymond & Bertha Wulf Lto (formerly new)  
J. J. Jensen  
(JK 70 14-18-11)

L70 ~~Mag 31-589 (6-4-1949)~~

ck ~~Decree 67-520 (9-29-1949)~~

(N/A)

~~Don Ballard~~

~~prop: JK 6, 8, 9 14-18-11 4 int.~~



TL 70 ~~Relse 32-386 (4-16-1951)~~

TL 70 ✓ WD 68-417 (4-16-1951) (4-16-1951)

J. J. Jensen, single eto

Willis J. Munday & Bernice (new) (jt)

(JR 70 14-18-11)

TL 70 ~~Merge 32-386 (4-16-1951)~~ relse 52-281

TL 70 ~~Merge 40-268 (2-28-1966)~~ full relse 52-282

(N/A) (C) Annexation plat M-501 (10-21-1958)

Co zoning Regul N-614

Resol N-632

TL 3, 4, 5 (C) ✓ Emnt R-234 (4-29-1965)

TL 70 ~~Relse 52-281 (32-386) (2-9-1966)~~

TL 70 ~~Relse 52-282 (40-268) (2-15-1966)~~

TL 70 ~~Merge 52-283 (2-15-1966) (2-28-1966)~~ full relse 52-632

TL 70 ~~Relse 52-632 (52-283) (7-13-1966)~~

TL 70 ✓ WD 91-591 (7-13-1966) (7-13-1966)

Willis J. Munday & Bernice (new) eto

Robert S. Marquardt & Dorothy M. (new) (jt)

(JR 70 14-18-11)

TL 70 ~~Merge 52-633 (7-13-1966) (7-13-1966)~~ full relse 53-395

TL 70 ✓ Ord No. 883 71-91 extension of City Limits to include L. 17-20 Russells & TL 70 14-18-11

Zon Amend R-579

TL 70 ~~Relse 53-395 (52-633) (3-1-1967)~~

Zon Ord 470 920 71-156

TL 70 etc. ~~Merge 56-177 (5-28-1969) (5-29-1969) full use 57-621~~

~~NP~~ ~~CK~~ ~~C~~ ~~Plat J-436 (9-8-1969)~~ in N pt TL 130 - doesn't appear to affect us

~~NP~~ ~~CK~~ ~~C~~ ~~Dec plat 71-297 (9-23-1969)~~

Zon Amend U-67

TL 70 etc. ~~Rese 57-621 (56-177) (12-11-1970)~~

TL 70 etc. ~~Merge 57-640 (12-11-1970) (12-17-1970)~~ full use 59-97  
full use 58-531

TL 70 etc. ~~Rese 58-531 (57-640) (9-3-1971)~~

TL 70 etc. ~~Merge 58-532 (9-3-1971) (9-3-1971)~~ full use 109-101

TL 70 etc. ~~Rese 59-97 (57-640) (1-10-1972)~~

Resol W-109

Ord #1064 71-467

S. 10A TL 70:15 TL 156 ~~C~~ ~~Dec plat 71-592 (11-13-1973)~~

~~Plat 71-597 - Sunrise Add.~~

~~Resol Y-130A~~

~~C~~ ~~Notice of Listen X-812~~ - TL 157

Resol 105-447

TL 70 etc. ~~Jan's Merge 109-101 (58-532) (7-2-1976)~~

Resol 126-122

Amend to Zon Regul 134-496

Zon Resol 136-200

Resol 143-101

Zon Resol 188-539

Zon Resol 190-734

1992 #8 Resol 201-329

~~CK~~ TL 149 5214 # pt 229

~~C~~ ~~Plat 234-85 (9-12-1994)~~

~~NP~~

~~Donald C. Adams~~ : ~~Newa G. Adamson~~ to Robert Adams

TL 231 ~~Final plat 2-739 (9-14-1994)~~  
~~Lot Split 237-256 (10-6-1994)~~

Adamson's

- Final Plat 2-739

11-12-2004 updated  
nothing new filed

Sunrise Addition - vacated  
- Searched 3-13-1995 at 8 Am

- Plat 71-597 (11-27-1973) **Vacated**  
Resol 71-605

Ⓢ Notice of Lis Pendens X-812 (10-28-1974)

- ✓ WD 109-102 (6-28-1976) (7-2-1976) Robert S. & Dorothy M. Marguardt to Taylor-Woodhouse Ford Inc. (LI-7 BIK1, LI-11 BIK2, LI-5 BIK3, LI-4 BIK4, all Sunrise & TL 157 14-18-11)

(LI-7 BIK1, LI-11 BIK2, LI-5 BIK3, LI-4 BIK4 Sunrise & TL 157 14-18-11) Aff. 114-437 (8-22-1977) (8-23-1977) - marketable title aff. - Taylor-Woodhouse Ford, Inc. ~~fall sunrise: TL 157 14-18-11~~

↑ ✓ Corp WD 114-438 (8-18-1977) (8-23-1977) Taylor-Woodhouse Ford Inc same legal as 114-437 to Roland M. & Marilyn J. Rasmussen (chsw) (jt) ~~(all Sunrise & TL 157 14-18-11)~~

Amend to gen Req 134-496

- ✓ QCD 139-20 (2-7-1983) (2-8-1983) Marilyn J. Rasmussen to Roland M. Rasmussen (single) ~~(all Sunrise & TL 157 14-18-11; other lands)~~ same legal as 114-437

Acknow 151-539 (4-23-1985)

~~DOT 151-540 (4-23-1985) (4-24-1985) full release 157-316~~

~~DOR 157-316 (4-14-1986)~~

⇒ ✓ WD 162-128 (12-24-1986) (12-31-1986) Roland M. Rasmussen to Marilyn J. Rasmussen (single) (LI-7 BIK1, LI-11 BIK2, LI-5 BIK3, LI-4 BIK4 Sunrise & TL 157 14-18-11)

\* Ⓢ Surv WD 207-794 (9-17-1992) Marilyn J. Rasmussen, a single person to Donald C. Adamson & Neva G. Adamson & JT

Ⓢ Ord # 1714 233-104 (8-9-1994) vacates Sunrise Add.

- 11-12-2004 nothing new filed

Russell's Addition Lots 16, 17, 18, 19, 20  
- searched 3-13-1995 at 8AM.

- Plat: Desc 38-580 (3-28-1910) vacated as to our prop  
~~4Mortg 5-308~~ <sup>(10-24-1911)</sup> can en mar 8-1-23

16-20

- WD 39-614 (12-9-1911)(12-14-1911)  
Ellsworth J. Russell & Grace (chew) Ltd  
John M. Reid  
(Lots 16-20 Russells)

~~4Mortg 5-329~~ (12-12-1911) can en mar 4-1-14

~~4Rls 6-105~~ (5-308)(12-14-1911)

~~4Mortg 6-167~~ (11-9-1911)

~~4Rls 6-311~~ (6-167)(5-6-1913)

16-20

- WD 44-271 (1-9-1919)(3-5-1919)  
John M. Reid & Ada V. (chew) Ltd  
Jens Anderson  
(Lots 16-20 Russells & DL)

16-20

~~WD 9-322~~ (1-9-1919) can en mar 5-28-23  
Jens Anderson &  
John M. Reid

16-20

~~Satis 12-129~~ (6-167)(7-24-1923)  
© 4Pet RW Permt 4-555 Rel Ease 125-534

~~4Mortg 18-256~~ (5-1-1930)

L70,  
17-20

- ✓ QCD 55-523 (3-8-1938)(4-18-1938)  
Jens Anderson & Jennie C. <sup>(chew)</sup> Ltd (L70, 17-20 Russells)  
Anton Christensen, Helger Christensen & Mary C. Debel

17-20 ✓ Sher Deed 58-358 (3-5-1940)(12-23-1943)  
Sheriff lto  
A.C. Rebel  
(Lots 17-20 Russell's TL70 14-18-11)

L70,  
17-20 ✓ ~~Rel 27-655 (18-25-6)~~ (1-3-1944)  
WD: Cert 60-693 (1-3-1944)(3-2-1944)  
A.C. Rebel, Genevieve Christensen, Helen Christensen  
Mary C. Rebel, Anton Christensen, Holger Christensen  
Lewis S. : Sara Robinson (chew)(jt)  
(Lots 70, 17-20 Russell's 14-18-11)

~~mtg 25-471 (3-1-1944) can r/mar 4-3-47~~

~~Assign 28-691 (25-471)(9-7-1945) can r/mar 4-3-47~~

~~mtg 29-351 (1-24-1947) can r/mar 4-3-1947~~

TL70  
17-20 ✓ WD 64-36 (4-1-1947)(4-2-1947)  
Lewis S. Robinson : Sara (chew) lto  
Raymond Wulf  
(Lots 17-20 Russell's TL70 14-18-11)

17-20 ✓ WD 64-62 (5-5-1947)(6-4-1947)  
Raymond Wulf : Bertha (chew) lto  
Bertha Wulf  
(Lots 17-20 Russell's TL70 14-18-11)

~~mtg 31-268 (4-12-1948)~~

17-20 ~~mtg 31-388 (8-18-1948)~~

17-20 ✓ WD 66-632 (11-29-1948) (12-3-1948)  
Raymond Wulf to  
Bertha Wulf  
(~~lots 3-4 BIK 115~~ ~~16-20 BIK 16~~  
~~lots 3-3 BIK 114~~ 10<sup>th</sup> Add, : lots 17-20 Russells,  
TL 70 14-18-11)

17-20 ~~Rel 31-586 (6-9-1949)~~

17-20 ~~Rel 31-587 (6-8-1949)~~

✓ WD 67-220 (12-18-1948) (6-13-1949)  
Raymond & Bertha Wulf to (formerly hsw)  
J. J. Jensen  
(~~lots 2-4 BIK 114~~ 10<sup>th</sup> Add, lots 17-20 Russells :  
TL 70 14-18-11)

17-20 ~~Mdgr 31-589 (6-4-1949)~~

17-20 ~~Rel 32-386 (4-16-1951)~~

17-20 ✓ WD 68-417 (4-16-1951) (4-16-1951)

J. J. Jensen (single) to  
Willis J. Munday & Bernice (chew) (J)  
(lots 17-20 Russells, TL 70 14-18-11, ~~2-4 BIK 114~~  
~~10<sup>th</sup> Add~~)

17-20 ~~Mdgr 32-386 (4-16-1951)~~

17-20 ~~Mdgr 40-268 (5-1-1958) (5-4-1958) full rel 52-282~~

17-20 ~~Rel 52-281 (32-386) (2-9-1966)~~

17-20 ~~Rel 52-282 (40-268) (2-15-1966)~~

17-20 ~~Mdgr 52-283 (2-15-1966) (2-28-1966) full rel 52-632~~

17-20 ~~Rel 52-632 (52-283) (7-13-1966)~~

17-20 ✓ WD 91-591 (7-13-1966) (7-13-1966)

(L 17-20 Russells & Willis J. Munday & Bernice (chew) to  
TL 70 14-18-11  
~~2-4 BIK 114-10<sup>th</sup> Add~~) Robert S. Marquardt & Dorothy M. (chew) (J)

- 17-19 ~~4 mtg 52-633 (7-13-1966) & 7-13-1966) full else 53-395~~
- 17-20 ✓ Ord 410 883 71-91 (8-9-1966) extension city limits to 277-20  
Russell's 9 72 70  
14-18-41
- 16-20 © ✓ Ord 410 884 71-93 (8-9-1966) (vacation)
- ~~4 Res 53-395 (52-633) (3-1-1967)~~
- Ord #1064 71-467
- 16-20 © ~~Res Emt 125-534 (4-555) (9-21-1979)~~
- Amend Ltd gen Req 134-496

11-12-2004

- nothing new filed -