

71-469

BARONAGE VALLEY COVENANT

This covenant shall run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 1995:

Lots 33 & 34 in Baronage Valley Addition to the City of Blair, Washington County, Nebraska.

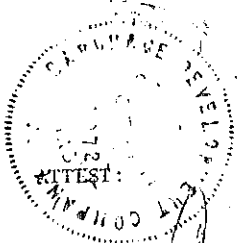
If the present or future owners of any of said lots, or their grantees, heirs, or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any of these covenants by judgment or Court Order shall in no way effect any of the other provisions which shall remain in full force and effect. The undersigned reserves the exclusive right to modify or waive these covenants as to any lot or lots in cases where the undersigned deems it necessary or advisable in the usual circumstances, or to prevent hardship.

A perpetual license is hereby reserved in favor of and granted to Blair Utilities Company, Baronage Development Company, Blair Telephone, and The Cangas Company and their successors and assigns, to erect and operate and maintain, repair and renew, underground and aboveground utilities, and their instrumentalities for the supply of electrical power, gas, sanitary sewer, storm sewer, water and telephone, under and upon a ten foot strip of land in lots 33 and 34 on the side boundary lines between said lots in the Baronage Valley Addition. Said license being granted for the use and benefit of all future owners of the lots in the addition.

IN WITNESS WHEREOF, the undersigned, being the owner of all of the said real estate that caused these presence to be duly executed this 16<sup>th</sup> day of October, 1972.

BARONAGE DEVELOPMENT COMPANY

By Nile K. Johnson  
President



Jon A. Sedlacek  
Secretary

STATE OF NEBRASKA )  
                                  ) ss  
WASHINGTON COUNTY )

STATE OF NEBRASKA, COUNTY OF WASHINGTON) SS 1389  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 18 DAY OF October, A.D. 1972  
AT 9:25 O'CLOCK A.M. AND RECORDED IN BOOK  
71 AT PAGE 469  
COUNTY CLERK Barbara L. Peterson  
DEPUTY

1972 OCT 18 AM 9:25  
FILED

On this 16<sup>th</sup> day of October, 1972, before me, the undersigned Notary Public, in and for said County, personally came Nile K. Johnson and Jon A. Sedlacek, President and Secretary, respectfully, of the Baronage Development Company, corporation, to me personally known to be the President and Secretary and the identical persons whose names are affixed to the above covenants and they acknowledged the execution thereof to be their voluntary act and deed as such officers for the voluntary act and deed of said corporation.

Raymond C. Hansen  
NOTARY PUBLIC

My commission expires the 18 day of May, 1973.

