

2301

PROTECTIVE COVENANTS.

The undersigned (Owners) are the Owners of the property described following their respective names (properties) and the real estate described on Exhibit "A" attached to these Protective Covenants (commons).

Capitol Beach Community Association, Incorporated (Corporation) has been incorporated in Nebraska for the purposes of enforcing the Protective Covenants established upon the properties and of administering and maintaining the commons.

The undersigned release the covenants and restrictions contained in certain Protective Covenants, dated September 19, 1963, and recorded September 20, 1963, in Book 93, Page 667 in the office of the Register of Deeds of Lancaster County, Nebraska.

The undersigned release the covenants and restrictions contained in certain Amendments to Protective Covenants, dated April 29, 1964, and recorded August 18, 1964, in Book 98, Page 261 in the office of the Register of Deeds of Lancaster County, Nebraska. These amendments pertain to the covenants referred to in the preceding paragraph.

The undersigned release the covenants and restrictions contained in certain Protective Covenants, dated August 12, 1965, and recorded May 19, 1966, in Book 104, Page 635 in the office of the Register of Deeds of Lancaster County, Nebraska.

The undersigned release the covenants and restrictions contained in certain Protective Covenants, dated December 20, 1979, and recorded December 24, 1979, as Instrument No. 79-33309 in the office of the Register of Deeds of Lancaster County, Nebraska.

These Protective Covenants are established upon the properties.

1. Lots within the properties shall be used only for residential purposes, with single-family densities.

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2. Any building placed or constructed upon any lot within the properties shall be completed within six months after the commencement of construction.

3. All buildings within the properties shall be constructed in conformity with the requirements of the applicable building codes of the City of Lincoln, Nebraska.

4. No partially completed dwelling or temporary building and no trailer, tent, shack or garage on any lot within the properties shall be used as either a temporary or permanent residence.

5. No noxious or offensive activity shall be conducted or permitted upon any lot within the properties, nor anything which is or may become an annoyance or nuisance to the neighborhood or which endangers the health or unreasonably disturbs the quiet of the occupants of adjoining lots.

6. No advertising signs, billboards, or other advertising devices shall be permitted on any lot within the properties. However, the Owner may erect signs advertising lots for sale within the properties, and a sign advertising a single lot for sale may be erected upon any lot.

7. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot within the properties for any commercial purpose.

8. Every person who is a titleholder of a fee or undivided fee interest in either a lot or a living unit within the properties shall be a member of the Corporation. Any person who holds a reversionary interest in a lot, subject to a lease for a term of years, shall not be a member if the lessee holds such interest in a living unit and is a member. Any person who holds

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an interest in a lot or living unit merely as security for the performance of an obligation shall not be a member.

9. The Corporation shall have two classes of membership. Class A membership shall include all members of the Corporation who are title holders of a fee or undivided fee interest in a lot or living unit abutting any retaining wall, beach or shoreline of Capitol Beach Lake.

Class B membership shall include all members of the Corporation except the Class A members.

Each Class A member and each Class B member shall be entitled to all the rights of membership and to one vote for each lot or living unit in which the interest requisite for membership is held. However, no more than one vote shall be cast with respect to any lot or living unit, and each class of members shall vote only on those issues affecting that class or both classes of membership.

10. Each Class A member of the Corporation shall have the right to use and enjoy the commons and shall have an easement upon the commons for the use thereof, which shall be appurtenant to the interest requisite for membership.

11. The rights and easements of the members of the Corporation shall be subject to:

- A. The right of the Corporation to borrow money for the purpose of improving the commons and to mortgage the commons. In the event of default, the mortgagee's rights shall be limited to the right, after taking possession of the commons, to charge admission and other fees as a condition of the continued use of any recreational facilities within commons by the members, and to open the facilities to a wider public until the mortgage debt is satisfied. Any mortgage of the commons shall be approved by the affirmative vote of two-thirds of each class of members entitled to vote, present in person or by proxy, at a regular meeting of the members or at a special meeting of the members, if notice of the proposed mortgage is contained in the notice of the special meeting.

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- B. The right of the Corporation to take any steps reasonably necessary to protect the commons against foreclosure.
 - C. The right of the Corporation to suspend the enjoyment of the facilities by any member for any period during which an assessment remains unpaid, and for a period not to exceed 30 days for any infraction of the published rules and regulations governing the use of the facilities.
 - D. The right of the Corporation to charge reasonable admission and other fees for the use of the facilities.
 - E. The right of the Corporation to dedicate or convey all or any part of the commons to any public entity. Any dedication or conveyance shall be approved by the affirmative vote of two-thirds of each class of members entitled to vote, present in person or by proxy, at a regular meeting of the members or at a special meeting of the members, if notice of the proposed dedication or conveyance is contained in the notice of the special meeting.

12. The Corporation covenants and each Class A member of the Corporation, by the acceptance of a deed or other instrument by which the interest requisite for membership is acquired, shall be deemed to covenant to maintain the commons, other than the portion of the commons governed by Paragraph 14, which covenants by the Class A members shall be satisfied by the payment of annual and special assessments for the administration, maintenance or improvement of the commons. Annual and special assessments shall be uniform as to each lot or living unit assessed. Each assessment shall be the personal obligation of the member who is, or was, the titleholder of the lot or living unit assessed at the time of the assessment, shall bear interest at the rate of 12 percent per annum until paid and, when shown of record, shall be a lien upon the lot or living unit assessed.

13. Each member of the Corporation, who is the titleholder of a lot or living unit which has access to a street by way of a private roadway, shall have an easement upon such private roadway for ingress and egress from and to the street, which shall be appurtenant to the interest requisite for membership.

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14. The Corporation covenants to maintain each private roadway and street lights serving three or more lots or living units. Each member of the Corporation, who is the titleholder of a lot or living unit which has access to a street by way of a private roadway, shall be deemed to covenant to maintain the private roadway and street lights. The covenants by such members may be satisfied by the payment of annual and special assessments for the maintenance of private roadways and street lights. Each assessment shall be the personal obligation of the member who is, or was, the titleholder of the lot or living unit assessed at the time of the assessment, shall bear interest at the rate of 12 percent per annum until paid and, when shown of record, shall be a lien upon the lot or living unit assessed.

15. Each Class A member of the Corporation shall be deemed to covenant to maintain any retaining wall, beach or shoreline of Capitol Beach Lake abutting the member's lot. Each member may install and maintain a temporary dock and boat lift on the shoreline of Capitol Beach Lake abutting the lot in accordance with the published rules and regulations governing the use of the commons, but shall not otherwise install improvements which encroach on the commons.

The Corporation may maintain any retaining wall, beach or shoreline of Capitol Beach Lake abutting a lot within the properties and shall have the right to enter upon any lot at reasonable times, to perform maintenance. The Corporation may remove any dock or boat lift which does not conform to the published rules and regulations governing the use of the facilities, and may remove any other improvement which encroaches on the commons. The cost of any maintenance or removal shall be added to the next assessment against the lot or living unit.

16. The lien of any annual or special assessment shall be subordinate to the lien of any mortgage placed upon the lot against which the assessment is levied.

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17. Annual and special assessments, other than for capital improvements, may be levied by the board of directors of the Corporation. Any special assessment for capital improvements shall be approved by the affirmative vote of two-thirds of the members entitled to vote, present in person or by proxy, at a regular meeting of the members or at a special meeting of the members, if notice of a special assessment is contained in the notice of the special meeting.

18. Subject to the provisions of these Protective Covenants as to membership in the Corporation, the Nebraska Department of Banking and Finance, Receiver of Commonwealth Savings Company, insolvent, and Capitol Beach, Inc., a Corporation, or their successors in interest, may add additional contiguous or adjacent real estate to the properties or the commons, from the following described real estate:

Lots 69, 74 and 75 of Irregular Tracts in Section 15, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and

Lots 239, 248 and 249 in Section 22, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska,

at any time, without the consent of the members of the Corporation. Additions shall be made by the execution and recordation of Protective Covenants upon the additional real estate, making the addition subject to these Protective Covenants.

19. After the date of recordation of these Protective Covenants, every person who becomes a titleholder of a fee or undivided fee interest in any newly platted lot within the following described real estate:

Lots 69, 74 and 75 of Irregular Tracts in Section 15, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and

Lots 239, 248 and 249 in Section 22, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska,

shall automatically become a Class A or Class B member of the Corporation.

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Upon the approval by the City of Lincoln, Nebraska, of any preliminary plat within the real estate described in this paragraph, any portion of the commons lying within a lot, public street or private roadway shown on the preliminary plat shall automatically revert to The Nebraska Department of Banking and Finance, Receiver of Commonwealth Savings Company, a corporation, or Capitol Beach, Inc., a Corporation, or their successors in interest.

20. The Corporation by the affirmative vote of a majority of the Board of Directors may accept additional members of the Corporation, and the addition of additional real estate to the properties, at any time, upon the application of the titleholder of a lot or living unit within Capitol Beach Park, Capitol Beach Manor, Capitol Beach Manor First Addition, Capitol Beach Manor Second Addition, Capitol Beach Manor Third Addition, Capitol Beach Manor Fourth Addition, Lamont Third Addition or Capitol Beach East. Additions shall be made by the execution and recordation of protective covenants upon the additional real estate, making the addition subject to these Protective Covenants.

21. These Protective Covenants shall run with the land and shall be binding upon and enforceable by the Owners and all persons claiming under the Owners. These Protective Covenants may be terminated or modified, in writing, by the owners of two-thirds of the lots and living units within the properties, at any time.

22. The enforcement of these Protective Covenants may be by proceedings at law or in equity against any person violating or attempting to violate any provision hereof. The proceedings may be to restrain the violation, or to recover damages and, by the Corporation, may be to enforce any lien or obligation created hereby.

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23. The invalidation of any one of these Protective Covenants shall not affect the validity of the remaining provisions.

Dated January 3, 1986.

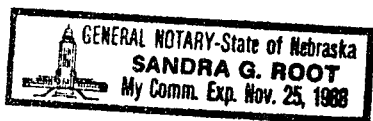
CAPITOL BEACH COMMUNITY
ASSOCIATION, INCORPORATED,
A Corporation

By: Richard L. Burr
President

Margaret A. Reid
Secretary

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss

The foregoing instrument was acknowledged before me this 3rd day of January, 1986, by Richard L. Burr, President of CAPITOL BEACH COMMUNITY ASSOCIATION, INCORPORATED a Nebraska Corporation, on behalf of the Corporation.



Sandra G. Root
Notary Public

APPROVED 11/4/85
William F. Root
NOTARY PUBLIC

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EXHIBIT "A"
CAPT. L. BEACH LAKE IN SECTION 15 10-6

Beginning at the corner common to Sections 15, 16, 21, and 22, T.10 N., R. 6 E. of the 6th P.M., Lancaster County, Nebraska, and extending thence along the south line of said Section 15, N. 87° 17' 6" E., 1,287.7 feet;
thence N. 46° 27' 19" W., 495.66 feet;
thence S. 63° 47' 7" W., 195.62 feet;
thence N. 89° 25' 53" W., 285.28 feet;
thence N. 84° 17' 13" W., 276.04 feet;
thence N. 82° 0' 20" W., 155.10 feet;
thence N. 65° 18' 43" W., 45.86 feet;
thence S. 86° 14' 21" W., 8.17 feet, to the west line of said Section 15;
thence along said west line, S. 1° 44' 31" E., 386.10 feet to the point of beginning, containing 8.266 acres.

2301 CARROLL BEACH LAKE IN SECTION 10-10-6

Beginning at the corner common to Sections 15, 16, 21, and 22, T.10 N., R. 6 E. of the 6th P.M., Lancaster County, Nebraska, and extending thence along the south line of said Section 16, S. 88° 22' 16" W., 1362.92 feet;

thence N. 73° 54' 26" E., 178.41 feet;

thence N. 72° 31' 23" E., 80.07 feet;

thence N. 54° 47' 7" E., 83.52 feet;

thence N. 23° 57' 5" E., 40.80 feet;

thence N. 10° 35' 40" W., 80.61 feet;

thence N. 23° 28' 9" W., 87.77 feet;

thence N. 39° 41' 11" W., 94.44 feet;

thence N. 74° 37' 51" W., 250.44 feet;

thence N. 42° 34' 3" W., 54.96 feet;

thence N. 7° 1' 47" E., 60.01 feet;

thence N. 19° 47' 25" E., 54.75 feet;

thence N. 61° 18' 5" E., 37.91 feet;

thence S. 79° 10' 9" E., 241.74 feet;

thence S. 76° 9' 19" E., 261.56 feet;

thence S. 15° 57' 59" E., 92.92 feet;

thence S. 2° 58' 50" W., 50.13 feet;

thence S. 41° 32' 21" E., 90.44 feet;

thence S. 84° 9' 37" E., 110.21 feet;

thence N. 74° 28' 4" E., 123.28 feet;

thence N. 65° 4' 55" E., 97.63 feet;

thence N. 68° 22' 7" E., 100.08 feet;

thence N. 74° 32' 59" E., 63.88 feet;

thence S. 85° 20' 50" E., 150.41 feet;

thence N. 86° 14' 21" E., 153.64 feet to the east line of said Section 16;

thence along said east line, S. 1° 44' 31" E., 386.10 feet to the point of beginning, containing 10.99 acres:

and

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Commencing at the corner common to said Sections 15, 16, 21, and 22, and extending thence along the south line of said Section 16 on an azimuth of S. 88° 22' 16" W., 1469.96 feet to the point of beginning;

thence continuing on said south line S. 88° 22' 16" W., 246.86 feet;

thence N. 25° 36' 2" E., 45.54 feet;

thence N. 28° 32' 29" E., 56.67 feet;

thence N. 25° 11' 27" E., 50.53 feet;

thence S. 70° 27' 34" E., 93.81 feet;

thence S. 32° 5' 1" E., 97.38 feet;

thence S. 67° 33' 14" E., 41.05 feet to the point of beginning, containing 0.42 acres.

5301 CAPITOL BEACH LAKE IN SECTION 10-6

Beginning at the corner common to Sections 15, 16, 21, and 22, T. 10 N., R. 6 E. of the 6th P.M., Lancaster County, Nebraska, and extending thence along the east line of said Section 21 S. $1^{\circ} 20' 37''$ E., 2,690.25 feet to the north line of Block 1, Capitol Beach Manor Addition to the City of Lincoln, Nebraska;

thence along said north line S. $69^{\circ} 42' 57''$ W., 94.65 feet to the northernmost corner of Lot 8 in said Block 1;

thence S. $60^{\circ} 56' 57''$ W., 360.17 feet to the northernmost corner of Lot 2 in said Block 1;

thence S. $53^{\circ} 50' 32''$ W., 117.28 feet to the northeast corner of Lot 1, Block 1, Capitol Beach Manor Second Addition to the City of Lincoln, Nebraska;

thence S. $77^{\circ} 50'$ W., 78.82 feet to the northeast corner of Lot 2, Block 1 of said addition;

thence S. $82^{\circ} 29'$ W., 65.0 feet to the northeast corner of Lot 3, Block 1 of said addition;

thence N. $87^{\circ} 31'$ W., 81.4 feet to the northeast corner of Lot 4, Block 1 of said addition;

thence N. $77^{\circ} 46'$ W., 79.0 feet to the northeast corner of Lot 5, Block 1 of said addition;

thence N. $81^{\circ} 37'$ W., 81.7 feet to the northeast corner of Lot 6, Block 1 of said addition;

thence S. $84^{\circ} 14'$ W., 80.5 feet to the northeast corner of Lot 7, Block 1 of said addition;

thence S. $77^{\circ} 17'$ W., 82.2 feet to the northeast corner of Lot 8, Block 1 of said addition;

thence S. $79^{\circ} 45'$ W., 79.2 feet to the northwest corner of said Lot 8;

thence N. $0^{\circ} 4'$ W., 95.0 feet to the northeast corner of Lot 10, Block 1 of said addition;

thence N. $36^{\circ} 23'$ W., a chord distance of 138.7 feet to the northernmost corner of Lot 11, Block 1 of said addition;

thence N. $86^{\circ} 24'$ W., a chord distance of 136.0 feet to the northwest corner of Lot 12, Block 1 of said addition;

thence S. $42^{\circ} 14'$ W., a chord distance of 123.9 feet to the northernmost corner of Lot 14, Block 1 of said addition;

thence S. $4^{\circ} 23'$ E., a chord distance of 113.5 feet to the northwest

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corner of Lot 15, Block 1 of said addition;

thence S. 20° 8' E., 122.2 feet to the southwest corner of Lot 16, Block 1 of said addition;

thence S. 48° 40' W., 20.6 feet to the northernmost corner of Lot 18, Block 1 of said addition;

thence S. 49° 27' W., 72.32 feet to the westernmost corner of said Lot 18;

thence S. 83° 5' W., 23.29 feet to the northeast corner of Lot 20, Block 1 of said addition;

thence N. 87° 33' W., 91.00 feet to the northeast corner of Lot 21, Block 1 of said addition;

thence S. 84° 57' W., 80.39 feet to the northeast corner of Lot 22, Block 1 of said addition;

thence S. 89° 26' W., 80.40 feet to the northeast corner of Lot 23, Block 1 of said addition;

thence S. 88° 17' W., 159.08 feet to the northeast corner of Lot 25, Block 1 of said addition;

thence N. 86° 39' W., 79.99 feet to the northeast corner of Lot 26, Block 1 of said addition;

thence S. 86° 15' W., 79.92 feet to the northeast corner of Lot 27, Block 1 of said addition;

thence N. 78° 46' W., 211.29 feet to the northeast corner of Lot 30, Block 1 of said addition;

thence N. 73° 7' W., 79.99 feet to the northeast corner of Lot 31, Block 1 of said addition;

thence N. 66° 28' W., 77.34 feet to the northeast corner of Lot 32, Block 1 of said addition;

thence N. 72° 55' W., 176.07 feet to the northeast corner of Lot 34, Block 1 of said addition;

thence N. 89° 46' W., 91.46 feet to the northeast corner of Lot 35, Block 1 of said addition;

thence S. 79° 33' W., 218.10 feet to the northeast corner of Lot 38, Block 1 of said addition;

thence S. 86° 51' W., 77.79 feet to the northeast corner of Lot 39, Block 1 of said addition;

thence N. 87° 25' W., 93.60 feet to the northeast corner of Lot 40, Block 1 of said addition;

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thence N. 76° 37' W., 52.58 feet to the northernmost corner of said Lot 40;
thence N. 62° 44' W., 19.35 feet to the easternmost corner of Lot 42, Block
1 of said addition;
thence N. 50° 14' W., 50.5 feet to the southeast corner of Lot 43, Block 1
of said addition;
thence N. 5° 49' W., 71.5 feet to the northeast corner of said Lot 43;
thence N. 16° 29' E., 57.1 feet to the easternmost corner of Lot 44, Block
1 of said addition;
thence N. 53° 16' E., 79.37 feet;
thence N. 70° 27' E., 59.85 feet;
thence N. 30° 16' E., 23.20 feet;
thence N. 13° 56' 50" E., 119.00 feet;
thence N. 18° 59' 20" E., 160.06 feet;
thence N. 2° 57' E., 128.48 feet;
thence N. 26° 48' E., 64.93 feet;
thence N. 25° 36' 2" E., 204.79 feet;
thence S. 65° 15' 58" E., 25.00 feet;
thence N. 25° 36' 2" E., 111.29 feet;
thence N. 64° 55' 58" W., 25.00 feet;
thence N. 25° 36' 2" E., 120.15 feet;
thence S. 64° 23' 58" E., 18.30 feet;
thence N. 25° 36' 2" E., 298.98 feet;
thence N. 64° 55' 58" W., 18.30 feet;
thence N. 25° 36' 2" E., 1380.12 feet;
thence S. 63° 59' 58" E., 16.83 feet;
thence N. 25° 36' 2" E., 60.39 feet;
thence N. 64° 11' 58" W., 16.83 feet;
thence N. 25° 36' 2" E., 373.65 feet to the north line of said Section 21;
thence along said north line N. 88° 22' 16" E., 246.86 feet;

thence S. 67° 33' 14" E. 33.34 feet;

thence S. 89° 40' 4" E., 21.40 feet;

thence N. 73° 54' 26" E., 57.07 feet to the north line of said Section 21;

thence along said north line N. 88° 22' 16" E., 1,362.92 feet to the point of beginning, containing 167.42 acres.

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CAPITOL BEACH LAKE IN SECTION 22-10-6

Beginning at the corner common to Sections 15, 16, 21, and 22, T. 10 N., R. 6 E. of the 6th P.M., Lancaster County, Nebraska, and extending thence along the north line of said Section 22 N. 87° 17' 6" E., 1287.70 feet;

thence S. 46° 27' 22" E., 35.14 feet;

thence S. 33° 35' 5" E., 641.63 feet;

thence S. 10° 34' 31" E., 495.25 feet;

thence S. 35° 6' 44" W., 243.02 feet;

thence S. 63° 51' 5" W., 163.81 feet;

thence N. 77° 42' 53" W., 211.38 feet;

thence S. 69° 14' 33" W., 367.09 feet;

thence S. 5° 19' 6" W., 153.45 feet;

thence S. 38° 56' 23" E., 207.26 feet to the west line of Lot 15, Block 3, Capitol Beach East Addition to the City of Lincoln, Nebraska;

thence along said west line S. 9° 12' E., 82.41 feet to the southwest corner of said Lot 15;

thence S. 43° 46' E., 95.07 feet to the southwest corner of Lot 17, Block 3 of said addition;

thence S. 86° 50' E., 113.69 feet to the southwest corner of Lot 18, Block 3 of said addition;

thence S. 73° 30' E., 403.73 feet to the southeast corner of Lot 24, Block 3 of said addition;

thence S. 31° 15' E., 128.73 feet to the northwest line of Lot 2, Block 4 of said addition;

thence along said northwest line S. 58° 45' W., 50.00 feet to the westernmost corner of said Lot 2;

thence S. 79° 6' W., 70.78 feet to the westernmost corner of Lot 3, Block 4 of said addition;

thence S. 61° 5' W., 80.94 feet to the westernmost corner of Lot 4, Block 4 of said addition;

thence S. 21° 51' W., 108.24 feet to the southwest corner of Lot 5, Block 4 of said addition;

thence S. 17° 41' E., 108.24 feet to the southwest corner of Lot 6, Block 4 of said addition;

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thence S. 57° 14' E., 108.24 feet to the southwest corner of Lot 8, Block 4 of said addition;

thence N. 83° 14' E., 108.24 feet to the southeast corner of said Lot 8;

thence N. 40° 3' E., 68.10 feet to the easternmost corner of Lot 9, Block 4 of said addition;

thence N. 45° 19' E., 75.83 feet to the easternmost corner of Lot 10, Block 4 of said addition;

thence N. 58° 45' E., 25.00 feet to the westernmost corner of Lot 1, Block 5 of said addition;

thence S. 39° 0' E., 75.48 feet to the westernmost corner of Lot 2, Block 5 of said addition;

thence S. 54° 24' E., 74.67 feet to the westernmost corner of Lot 3, Block 5 of said addition;

thence S. 64° 53' E., 66.70 feet to the southwest corner of Lot 4, Block 5 of said addition;

thence S. 65° 15' E., 720.00 feet to the southwest corner of Lot 16, Block 5 of said addition;

thence S. 69° 47' E., 63.20 feet to the southwest corner of Lot 17, Block 5 of said addition;

thence S. 65° 15' E., 20.00 feet to the northwest corner of Lot 18, Block 5 of said addition;

thence S. 24° 45' W., 76.00 feet to the southwest corner of said Lot 18;

thence N. 65° 15' W., 20.00 feet to the northwest corner of Lot 1, Block 6 of said addition;

thence N. 60° 43' W., 63.20 feet to the northwest corner of Lot 2, Block 6 of said addition;

thence N. 65° 15' W., 123.73 feet to the northwest corner of Lot 4, Block 6 of said addition;

thence N. 72° 32' W., 75.99 feet to the northwest corner of Lot 5, Block 6 of said addition;

thence N. 76° 15' W., 360.00 feet to the northwest corner of Lot 11, Block 6 of said addition;

thence N. 58° 19' W., 63.73 feet to the northwest corner of Lot 12, Block 6 of said addition;

thence N. 67° 35' W., 65.25 feet to the northwest corner of Lot 13, Block 6 of said addition;

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thence S. 79° 15' W., 108.35 feet to the northwest corner of Lot 14, Block 6 of said addition;

thence S. 39° 40' W., 108.35 feet to the westernmost corner of Lot 15, Block 6 of said addition;

thence S. 0° 5' W., 108.35 feet to the southwest corner of Lot 16, Block 6 of said addition;

thence S. 39° 30' E., 108.35 feet to the southwest corner of Lot 18, Block 6 of said addition;

thence S. 78° 41' E., 80.52 feet to the southwest corner of Lot 19, Block 6 of said addition;

thence N. 86° 16' E., 65.26 feet to the southwest corner of Lot 20, Block 6 of said addition;

thence S. 76° 15' E., 360.00 feet to the southwest corner of Lot 26, Block 6 of said addition;

thence S. 73° 41' E., 55.17 feet to the southwest corner of Lot 27, Block 6 of said addition;

thence S. 65° 5' E., 59.63 feet to the southwest corner of Lot 28, Block 6 of said addition;

thence S. 65° 15' E., 104.00 feet to the southernmost corner of Lot 29, Block 6 of said addition;

thence N. 73° 14' E., 26.71 feet to the west line of Lot 30, Block 6 of said addition;

thence S. 24° 45' W., 90.00 feet to the southwest corner of Lot 31, Block 6 of said addition;

thence S. 20° 8' W., 62.03 feet to the southwest corner of Lot 32, Block 6 of said addition;

thence S. 24° 32' W., 20.00 feet to the northeast corner of Lot 14, Block 1, Lamont Third Addition to the City of Lincoln, Nebraska;

thence N. 71° 7' 11" W., 158.20 feet to the northeast corner of Lot 12, Block 1 of said addition;

thence S. 88° 1' 49" W., 737.60 feet to the northwest corner of Lot 1, Block 1 of said addition;

thence N. 22° 38' 25" W., 53.97 feet to the southeast corner of Lot 203, I.T.;

thence along the east line of said Lot 203 N. 23° 43' 55" E., 300.00 feet to the northeast corner of said Lot 203;

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thence along the north line of said Lot 203, N. 66° 16' 5" W., 200.00 feet to the northwest corner of said Lot 203;

thence S. 23° 43' 55" W., 316.18 feet;

thence S. 20° 42' 55" W., 309.62 feet to the northeast corner of Lot 1, Capitol Beach Manor First Addition to the City of Lincoln, Nebraska;

thence along the north line of said addition S. 63° 26' 54" W., 78.60 feet;

thence continuing along said north line S. 70° 17' 56" W., 112.70 feet;

thence N. 84° 38' 54" W., 293.00 feet to the northeast corner of Lot 26, Block 1, Capitol Beach Manor Addition to the City of Lincoln, Nebraska;

thence N. 74° 54' 50" W., 183.20 feet to the southeast corner of Lot 22, Block 1 of said addition;

thence N. 26° 15' 38" W., 311.00 feet to the northernmost corner of Lot 18, Block 1 of said addition;

thence N. 0° 50' 38" W., 69.26 feet to the northernmost corner of Lot 17, Block 1 of said addition;

thence N. 22° 16' 38" W., 121.34 feet to the northernmost corner of Lot 15, Block 1 of said addition;

thence N. 44° 8' 41" W., 61.68 feet to the northernmost corner of Lot 14, Block 1 of said addition;

thence N. 44° 49' 41" W., 110.30 feet to the northernmost corner of Lot 13, Block 1 of said addition;

thence N. 76° 11' 51" W., 108.1 feet to the northernmost corner of Lot 12, Block 1 of said addition;

thence N. 21° 00' 13" E., along the extended east line of Lot 11, Block 1 of said Addition; 19.20 feet;

thence N. 78° 35' 56" W., 104.62 feet;

thence S. 1° 48' 24" W., along the west line extended of said Lot 11, 15.0 feet to the northernmost corner of said Lot 11;

thence S. 69° 42' 56" W., 87.35 feet to the west line of said Section 22;

thence along said west line N. 1° 21' 45" W., 2,690.25 feet to the point of beginning, containing 112.149 acres.

6' 12" 60

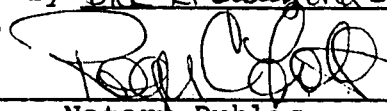
2301

NAME
Dick L. Easley
Lillian J. Easley
 STATE OF NEBRASKA)
) ss.
 COUNTY OF LANCASTER)

DESCRIPTION
Lot 22, Bk 1, Capitol Beach
MANOR SECOND Add to LLEN
1610 Surfside Drive

The foregoing instrument was acknowledged before me this 29th day of August, 1985, by Dick L. Easley and Lillian J. Easley, husband and wife.

Roger C. Lott
 GENERAL NOTARIAL
 SEAL
 STATE OF NEBRASKA
 COMMISSION EXPIRES
 October 7, 1985

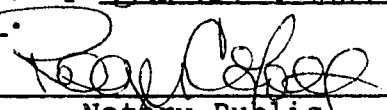

 Notary Public

NAME
Dale P. Lannin
Velora M. Lannin
 STATE OF NEBRASKA)
) ss.
 COUNTY OF LANCASTER)

DESCRIPTION
~~XXXXXXXXXXXXXXXXXXXX~~
762 West Lakeshore West
Lot 69, Block 1, Capital Beach Addition
to Lincoln, Lancaster County, NE

The foregoing instrument was acknowledged before me this 29th day of August, 1985, by Dale P. Lannin and Velora M. Lannin, husband and wife.

Roger C. Lott
 GENERAL NOTARIAL
 SEAL
 STATE OF NEBRASKA
 COMMISSION EXPIRES
 October 7, 1985



 Notary Public

NAME
Thomas M. Yausse
 STATE OF NEBRASKA)
) ss.
 COUNTY OF LANCASTER)

DESCRIPTION
1810 Sunfield Dr.
Lot 29, Bk 1, Capitol Beach Manor
SECOND Addition to LLEN

The foregoing instrument was acknowledged before me this 29th day of August, 1985, by Thomas M. Yausse.

Roger C. Lott
 GENERAL NOTARIAL
 SEAL
 STATE OF NEBRASKA
 COMMISSION EXPIRES
 October 7, 1985


 Notary Public

672-666-668
6-734-902

27-628,335
624,631

38-424, 419, 479

41-257, 265
269, 273, 261
253, 277

INDEXED
MICRO-FILED
GENERAL 21-409,
414

LANCASTER COUNTY, NEB.
 Dan J. Gales
 REGISTER OF DEEDS
 1985 JAN 28 PM 4:13

INST. NO. 86-2301

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