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Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
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**ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS
PURSUANT TO THE
DECLARATION OF COVENANTS CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR
DICKINSON'S LANDING**

This Assignment and Assumption of Declarant Rights is entered into by and between West Bay, Inc., a Nebraska corporation ("Assignor") and Dickinson's Landing Homeowners Association, Inc., a Nebraska nonprofit corporation ("Assignee").

WHEREAS, Assignor is the Declarant under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Dickinson's Landing, which was recorded in the office of the Douglas County Register of Deeds on September 9, 1994, Miscellaneous Book 1128, at Page 719, against the following described real property, to-wit:

Lots 1 through 229, inclusive, Dickinson's Landing, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska (hereinafter referred to as the Declaration).

WHEREAS, Assignor agrees to assign and Assignee agrees to assume Assignor's rights, obligations and duties under the Declaration.

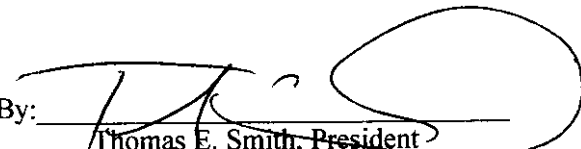
NOW, THEREFORE, the parties agree:

1. Assignor hereby assigns to Assignee all of its rights, obligations and duties as Declarant under the Declaration.
2. Assignee hereby assumes all of Assignor's rights, obligations and duties as Declarant under the Declaration.
3. Accordingly, Assignee is hereby the Declarant under the Declaration effective immediately.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on the day and year set forth below.

ASSIGNOR:

WEST BAY, INC., a Nebraska corporation,

By: 
Thomas E. Smith, President

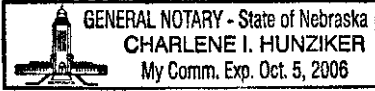
ASSIGNEE:

DICKINSON'S LANDING HOMEOWNERS ASSOCIATION, Inc.


Paul R. Deetsch, President

✓
117664

ASSOCIATION, INC., a Nebraska nonprofit corporation.,



By: Thomas E Smith
Its: President

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Before me, a notary public, in and for said county and state, personally came Thomas E. Smith, President of West Bay, Inc., a Nebraska corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

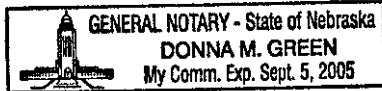
Witness my hand and Notarial Seal this 11th day of May, 2004.

Charlene I. Hunziker
Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Before me, a notary public, in and for said county and state, personally came Paul R. Dietsch, President of the Dickinson's Landing Homeowners Association, Inc., a Nebraska nonprofit corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and Notarial Seal this 13th day of May, 2004.



Donna M. Green
Notary Public

AFTER RECORDING, RETURN TO:

Paul R. Dietsch
409 S. 17th St., Suite 500
Omaha, NE 68102