

ИШН РНАОШ ПАНОС

14-01500 477  
ТА 52800 481  
12.116180 4137  
1152556 1297

**GILES RIDGE TEMPLATE**

**Note: additional easement 2000-27263 affects Lots 40 – 50, OL 1**

General taxes due and payable at the date hereof: 20\_\_ taxes: \$0.00 total; \_\_\_\_\_. Tax ID Number: \_\_\_\_\_

Special taxes or assessments now pending, assessed or levied, but payable in future installments, except those recorded in the Office of the County Treasurer at the date hereof, of which there are none.

NOTE: The Sarpy County Treasurer shows subject property lies within SID No. 225.

Easements granted by Plat and Dedication of Giles Ridge, recorded December 19, 2001, as Instrument No. 2001-42503, Records of Sarpy County, Nebraska, affecting a five foot wide strip of land abutting all front and side boundary lot lines; an eight foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen foot wide strip of land adjoining the rear boundary lines of all exterior lots, with provision for said sixteen foot wide easement to be reduced to eight feet.

Covenants, conditions and restrictions contained within the instrument dated February 11, 2003 and recorded February 26, 2003, as Instrument No. 2003-10046, Records of Sarpy County, Nebraska, which contains no forfeiture provision. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

Easements granted for utilities as set forth therein affecting a five foot wide strip of land abutting all front and side boundary lot lines; an eight foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen foot wide strip of land adjoining the rear boundary lines of all exterior lots, with provision for said sixteen foot wide easement to be reduced to eight feet.

Provisions for Homeowners Association dues and assessments set forth therein.

Easements reserved in favor of the Declarant and Association, on, over and upon the rear ten feet of all lots.

Provision for telephone connection charge contained therein.

Amendment to Covenants dated August 30, 2005 and recorded August 31, 2005 as Instrument No. 2005-31852, Records of Sarpy County, Nebraska.

Amendment to Declaration dated August 12, 2010 and recorded August 13, 2010 as Instrument No. 2010-20840, Records of Sarpy County, Nebraska.

TA-

BRIEF LEGAL:

~~SW 1/4~~ SW 1/4 14-14-11

PAGE #

BOOK/PAGE	DATE MO/DAY/YR	INST.	DEED/MORTGAGE INDEX	1	2	3	4
58-894		QCD	Fred D. Trumble to Harold W. Trumble WSA 273				23
58-697		QCD	" to Edith Trumble				23
60-431		WD	Harold W. Trumble to Irene Trumble 3+				23
60-432		WD	Irene Trumble to Harold Trumble 3+				23
67-556		Rebnt	to Ficke				23
69-138		WD	Lanktree to George Philip Culman et				23
67-644		QCD	Fred D. Trumble to George Philip Culman et 126				23
70-164		QCD	Trumble to Edith Lanktree				23
70-203		QCP	Trumble to Harold W. Trumble et 3+				23
76-409		WD	George Philip Culman to G. Philip Culman, Irene				23
140-699	4-17-69	WD	Harold Trumble to Frederick, Judith & Herb 3+				23
147-1223	6-1-72	WD	Philip Culman, Jr to J. Miller				23
146-369	75-73	Probate	Edith C. Lanktree TX 4 3046A				23
148-3136	12-27-73	WD	Central T. Fraszmons to Rock Creek Corp				23
6-4		PLAT	Rock Creek Add				23
47-190		Rebate	F. Fraszmons				23
151-3641	12-23-76	WD	Trumble, Harold to Frederick, Judith +3				23
151-3642	"		Trumble to Trumble, Mary +3				23
157-2676	2-7-82	WD	Frederick L. Brett P. Frederick As Induc 1/2 Int. TX 2 57LSA				23
158-272	2-1-83	WD	Allen L. Fred. to Brett P. Frederick +3				23
89-5200	5-4-89	Sever Case	Regina Miller to MUD				23
+89-18019		WD					23
95-9418	6-22-95	RTA					23
< 60-27263	10-25-00	LEASE	Frederick to SGPY +3				23
01-15991	6-1-01	WD	Brett P. Frederick to 156th Street LLC 1/2 Int +3				23
01-15992	6-1-01	WD	Allen L. Fred. to 156th Street LLC 1/4 Int. +3				23
01-15993	6-1-01	WD	Brian C. Frederick to 156th Street LLC Int 1/2 +3				23
01-15994	6-1-01	WD	John H. Frederick to 156th Street LLC +3				23
01-15995	6-1-01	WD	Nancy J. Trumble to 156th Street Int. +3				23
< 01-15996	6-1-01	DOT	156th Street LLC to Security +3				23
01-15997	6-1-01	NOC	Monthly 156th Street LLC to ? One year dur-3				23

SEE ATTACHED FOR ADDITIONAL INDEXING:

- Takeoff

+ Looked at and OK

C Copy

T T-File

