

CONSENT AND RATIFICATION

This Consent and Ratification made and given this 6th day of June, 1979, by MORAMERICA PROPERTIES, INC., an Iowa Corporation, hereinafter referred to as "MorAmerica".

WHEREAS, MorAmerica is the holder of a certain mortgage on the property described therein, which mortgage is dated <sup>March</sup> June 27, 1979, and filed of record with the Register of Deeds of Douglas County Mortgage Records on June 6th, 1979 in Book 2317, Page 209; and

WHEREAS, the legal title to said property is in the name of The Latvian Tower Condominium Corporation by virtue of a deed from MorAmerica Properties, Inc., an Iowa Corporation, which deed was filed of record with the Douglas County Register of Deeds on the 6th day of June, 1979, and filed of record at Book 1625, Page 390, of the Deed Records of the Douglas County Register of Deeds; and

WHEREAS, The Latvian Tower Condominium Corporation as owner has filed a "Master Deed and Declaration for The Latvian Condominiums" pursuant to the provisions of the "Condominium Property Act" of Nebraska as set forth in Sec. 76-801 to 76-823, inclusive, R.R.S., Nebraska, 1943, as amended, which document was filed of record with the Deed Records of the Douglas County Register of Deeds at Book 1625 Pages 591 through 639, inclusive; and

WHEREAS, The Latvian Tower Condominium Corporation as declarant has requested MorAmerica to consent to and ratify the establishment of "The Latvian Tower Condominium Regime" as described in said "Master Deed".

NOW, THEREFORE, MorAmerica as mortgagee only hereby consents to the filing of the above referenced "Master Deed and Declaration for The Latvian Tower Condominiums" and ratifies the action of the declarant The Latvian Tower Condominium Corporation in establishing The Latvian Tower Condominium Regime.

This Consent and Ratification made and given this 6th day of June, 1979.

MORAMERICA PROPERTIES, INC.

By



Jerry S. Maples, Executive Vice President

STATE OF IOWA )  
                  ) ss.:  
COUNTY OF LINN)

BOOK 615 PAGE 571

Before me, a Notary Public in and for said County and State, personally came Jerry S. Maples, Executive Vice President, of MorAmerica Properties, Inc., 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 6th day of June, 1979.

*Edith M. McBurney*  
Notary Public



EXHIBIT "A"

That part of the Northeast 1/4 of the Northwest 1/4 of Section 34, T15N, R12E of the 6th P.M., Douglas County, Nebraska described as follows:

Commencing at the Southeast corner of said Northeast 1/4 of the Northwest 1/4 of Section 34; thence S 89°54'55" W on the South line of the Northeast 1/4, 549.00 feet to the point of beginning; thence continuing S 89°54'55" W on the South line of said Northeast 1/4, 329.56 feet; thence N 37°08'50" E, 324.92 feet; thence S 52°51'10" E, 122.00 feet to a point of curve; thence on a curve to the right (radius being 39.22 feet) an arc distance of 45.86 feet; thence S 14°08'50" W, 25.00 feet to a point of curve; thence on a curve to the right (radius being 98.00 feet) an arc distance of 30.22 feet; thence S 0°05'05" E, 54.09 feet; thence N 89°54'55" E, 39.49 feet; thence S 0°05'05" E, 38.00 feet to the point of beginning. (The North line of said Northwest 1/4 assumed East-West in direction.)

Together with the interest of "Grantee" in certain easements recorded at Book 502, Page 361 and Book 494, Page 515 of the Miscellaneous Records at the Register of Deeds Office in Douglas County, Nebraska, as amended by Addendums thereto dated March 27, 1979.

C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

1979 JUN -8 PM 3:50

RECEIVED

*Handwritten signature*

Book 615  
Page 570  
of 212  
Filed 2-25  
Index 4/1  
Camped  
N 24-15-12