

Prepared by:

Kathryn Kovitz Arnold, Esq.
Taft Stettinius & Hollister LLP
111 East Wacker Drive
Suite 2800
Chicago, Illinois 60601

**AFTER RECORDING
RETURN TO:**

Jan Packard, ACP
Paralegal Specialist
Mutual of Omaha Insurance Company
Law Operation
3300 Mutual of Omaha Plaza
Omaha, NE 68175

DECLARATION OF ASSIGNMENT
OF PARKING SPACES AND AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
MIDTOWN CROSSING BUILDING 220 CONDOMINIUM

This Declaration made this 6th day of May, 2021, by East Campus Realty, LLC, a Nebraska limited liability company, located at 233 South 33rd Street, Suite 2307, Omaha, Nebraska 68131 (“Transferor”), as Developer of Midtown Crossing Building 220 Condominium (the “Condominium”), and East Campus Realty, LLC, a Nebraska limited liability company, as legal title owner of Condominium Unit 3504, located at 220 South 31st Avenue, No. 3504, Omaha, Nebraska 68131 (“Transferee”).

WHEREAS, Transferor, as Developer, has the right to transfer the exclusive use and possession, as a Limited Common Element, of the Parking Spaces (“Parking Spaces”) set forth on Exhibit A attached hereto and incorporated herein, and

WHEREAS, Transferee, as the owner of Condominium Unit 3504, which is legally described on Exhibit A attached hereto and incorporated herein, desires to acquire the right to the

exclusive use and possession, as a Limited Common Element, of the Parking Spaces, which Parking Spaces are located at the Condominium, and

WHEREAS, Transferor and Transferee desire that the right to the exclusive use and possession of the Parking Spaces be transferred and assigned to Transferee as the owner of Condominium Unit 3504.

NOW, THEREFORE, pursuant to the terms of the Nebraska Condominium Act of the State of Nebraska and the Declaration of Midtown Crossing Building 220 Condominium ("Condominium Declaration"), recorded in the Office of the Register of Deeds of Douglas County, Nebraska on January 15, 2013, as Document No. 2013004678, as amended, the parties agree as follows:

1. Transferor hereby assigns to Transferee, as owner of Condominium Unit 3504, the right to the exclusive use and possession of the Parking Spaces, as a Limited Common Element, which right shall be appurtenant to and serve exclusively said Condominium Unit 3504. No other Unit Owners have any right to the use or possession of the Parking Spaces.
2. The right to the use and possession of the Parking Spaces being transferred and assigned hereunder is subject to: (a) the Condominium Property Act of the State of Nebraska; (b) the Condominium Declaration and any amendments thereto; (c) such rules and regulations as the Board of Directors of the Midtown Crossing Building 220 Condominium Association may from time to time prescribe; and (d) existing leases, liens and encumbrances encumbering the Condominium Unit to which the Parking Spaces are assigned by this Declaration.
3. A copy of this Declaration of Assignment of Parking Spaces and Amendment to Declaration of Condominium shall be lodged with the Board of Directors of the Midtown Crossing Building 220 Condominium Association.
4. To the best of the knowledge of the parties hereto, said transfer of the Parking Spaces to Unit 3504, does not change the percentage ownerships in the common elements.

TRANSFEROR

TRANSFEE

EAST CAMPUS REALTY, LLC

EAST CAMPUS REALTY, LLC

By: 

Printed Name: Joseph T. Schmidt
Title: President

By: 

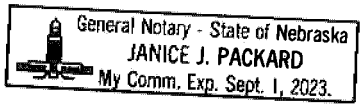
Printed Name: Joseph T. Schmidt
Title: President

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on the 10th day of May, 2021 by Joseph T. Schmidt, President, East Campus Realty, LLC, a Nebraska limited liability company, Transferor.

Janice J Packard
Notary Public, State of Nebraska

My Commission Expires: 9-1-2023



STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on the 6th day of May, 2021 by Joseph T. Schmidt, President, East Campus Realty, LLC, a Nebraska limited liability company, Transferee.

Janice J Packard
Notary Public, State of Nebraska

My Commission Expires: 9-1-2023

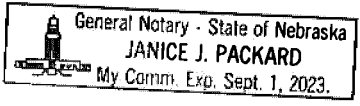


EXHIBIT A

PARKING SPACES

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-2164 and P-2028, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF MIDTOWN CROSSING BUILDING 220 CONDOMINIUM RECORDED AS DOCUMENT 2013004678, OFFICIAL RECORDS, DOUGLAS COUNTY, NEBRASKA.

UNIT

Unit 3504, Midtown Crossing Building 220 Condominium, a condominium organized and existing under the laws of the State of Nebraska, Douglas County, Nebraska.