



BK 0964 PG 645



MISC 1991 09778

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ASSIGNMENT OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RIDGEFIELD, A SUBDIVISION IN OMAHA, IN DOUGLAS COUNTY, NEBRASKA

This Assignment of Declaration is made as of this 9th day of January, 1991, by RIDGEFIELD LIMITED PARTNERSHIP, a Nebraska limited partnership, by Maenner Co., a Nebraska corporation, General Partner, successor to RIDGEFIELD DEVELOPMENT COMPANY, a Nebraska corporation (the "Declarant"). Declarant does hereby transfer and assign to RIDGEFIELD HOMEOWNERS ASSOCIATION, a Nebraska not-for-profit corporation (the "Association"), all of its right, title and interest in and to the following: (i) that certain Declaration of Covenants, Conditions, Restrictions and Easements of Ridgefield, a Subdivision in Omaha, in Douglas County, Nebraska (the "Declaration"), dated August 24, 1981, covering the following property:

Lots 1 through 80, inclusive, in Ridgefield First Addition, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

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and recorded in the office of the Register of Deeds of Douglas County, Nebraska, at Book 658, Page 189; and (ii) that certain Declaration of Covenants, Conditions, Restrictions and Easements of Ridgefield Second Addition, a Subdivision in Omaha, in Douglas County, Nebraska (the "Declaration"), dated August 26, 1983, covering the following property:

Lots 81 through 174, inclusive, in Ridgefield Second Addition, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

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and recorded in the office of the Register of Deeds of Douglas County, Nebraska, at Book 698, Page 51.

Declarant hereby warrants and represents that its interest in the Declaration identified above has not been previously assigned and that the Declaration is in full force and effect.

By its acceptance of this Assignment of Declaration, the Association assumes all of the Declarant's liability under the Declaration and agrees to promptly perform all of the obligations and covenants imposed on Declarant under the Declaration.

RIDGEFIELD LIMITED PARTNERSHIP, a Nebraska limited partnership,

By: MAENNER CO., a Nebraska corporation, successor to RIDGEFIELD DEVELOPMENT COMPANY, a Nebraska corporation, General Partner

By: *Robert P. Horgan*

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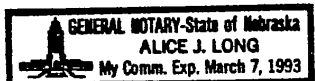
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GEORGE J. BUGLEWICZ REGISTER OF DEEDS DOUGLAS COUNTY, NE

STATE OF NEBRASKA)) ss.:) COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 9th day of January, 1991, by Robert P. Horgan, Vice President of Maenner Co., a Nebraska corporation, successor to RIDGEFIELD DEVELOPMENT COMPANY, a Nebraska corporation, General Partner of RIDGEFIELD LIMITED PARTNERSHIP, a Nebraska limited partnership, on behalf of the partnership.



Alice J. Long
Notary Public

ACCEPTANCE

RIDGEFIELD HOMEOWNERS ASSOCIATION, a Nebraska not-for-profit corporation, hereby assumes all of the Declarant's duties under the Declaration and agrees to promptly perform all of the obligations and covenants imposed upon the Declarant under the Declaration. Association assumes only the duties and obligations of Declarant under the Declaration from and after the date of this acceptance, and does not assume any liabilities of the assignor, or liability for any acts or omissions prior to the date hereof.

Assoc. R.P.H.

RIDGEFIELD HOMEOWNERS ASSOCIATION, a Nebraska not-for-profit corporation,

By: *Steve A. Schutte*

Date 23 MAY 91