



MISC 2017046730



JUN 16 2017 10:09 P 3

Fee amount: 22.00
FB: 0J-40342
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
06/16/2017 10:09:20.00



2017046730

ASSIGNMENT OF DECLARANT STATUS

This Assignment of Declarant Status (this "Assignment") is made and entered into effective the 15th day of June, 2017, by and between S.B. VILLA'S LLC, a Nebraska limited liability company (the "Assignor") and VILLAS OF SADDLEBROOK HOMEOWNERS ASSOCIATION, a Nebraska non-profit corporation ("Assignee").

Recitals

WHEREAS, Assignor is the Successor Declarant under the Declaration of Covenants, Conditions and Restrictions for Lots 1 through 63, Inclusive, and Outlot 1, Villas of Saddlebrook, dated February 7, 2002 and filed with the Douglas County Register of Deeds on February 13, 2002, as ~~*Instrument No. 200203476~~, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for the Villas of Saddlebrook, a subdivision in Douglas County, Nebraska dated May 18, 2005, and filed with the Douglas County Register of Deeds on October 31, 2005, as Instrument No. 2005136958, and as further amended by the Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Villas of Saddlebrook, a subdivision in Douglas County, Nebraska dated June 19, 2007, and filed with the Douglas County Register of Deeds on June 20, 2007, as Instrument No. 2007069868, and as further amended by the Third Amendment to Declaration of Covenants, Conditions, and Restrictions for the Villas of Saddlebrook, a subdivision in Douglas County, Nebraska dated December 21, 2011, and filed with the Douglas County Register of Deeds on December 28, 2011 as Instrument No. 2011112492, (as amended, the "Declaration"), as may be further amended;

WHEREAS, the real estate subject to the Declaration is legally described as follows:

Lots 1 through 63, inclusive, and Outlot 1, Villas of Saddlebrook, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska;

WHEREAS, Assignee desires to assume Assignor's rights and obligations as Declarant under the Declaration, in conjunction with the purchase of certain real estate subject to the Declaration;

* Book 423 at page 635

Return to:
Mark J. LaPuzza
Pansing Hogan Ernst & Bachman, LLP
10250 Regency Circle, Suite 300
Omaha, Nebraska 68114

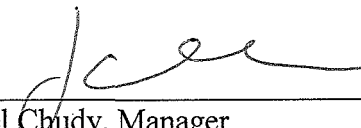
WHEREAS, the Declaration provides that the rights of the Declarant may be assigned;
and

WHEREAS, the Assignor agrees to assign the rights and duties of the Declarant to Assignee, and the Assignee agrees to assume the rights and duties of the Declarant under the Declaration in conjunction with the sale of Lot 50, Villas of Saddlebrook, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

NOW, THEREFORE, in consideration of the foregoing, the Assignor and Assignee agree as follows:

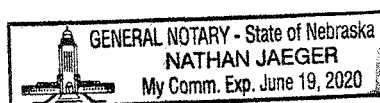
1. The Assignor hereby assigns to Assignee all of the rights and duties of the Assignor as Declarant under the Declaration.
2. The Assignee accepts the foregoing assignment and assumes all rights and duties of Assignor as successor-in-interest to the Assignor as Declarant under the Declaration.
3. Assignee represents and acknowledges to Assignor that Assignee has examined the Declaration and as a result of such examination and not in reliance upon any representations or statements of Assignor accepts the assignment from Assignor as stated herein.


S.B. VILLA'S LLC, a Nebraska limited liability company

By: 
Joel Chudy, Manager

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

The foregoing instrument was acknowledged before me this 15 day of June, 2017, by JOEL CHUDY, Manager of S.B. VILLA'S LLC, a Nebraska limited liability company, on behalf of the company.



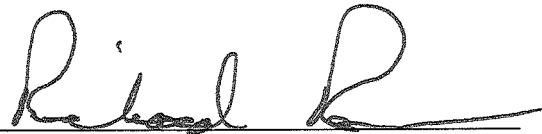

Notary Public

ACCEPTANCE OF ASSIGNMENT

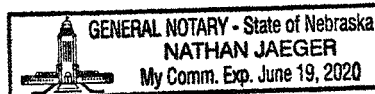
The undersigned, VILLAS OF SADDLEBROOK HOMEOWNERS ASSOCIATION, a Nebraska non-profit corporation, hereby accepts the Assignment of Declarant Rights.

Dated this 14 day of June, 2017.

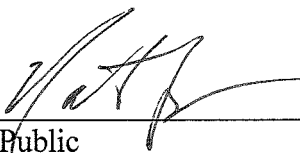
VILLAS OF SADDLEBROOK HOMEOWNERS ASSOCIATION, a Nebraska non-profit corporation

By: 
Richard Ramm, President

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



The foregoing instrument was acknowledged before me this 14 day of June, 2017, by Richard Ramm, President of Villas of Saddlebrook Homeowners Association, a Nebraska non-profit corporation, on behalf of the corporation.


Notary Public