

Filed For Record 8-3-01 at 12:46 P.M.
Instrument # 2001 24301
Lloyd J. Dowding Register of Deed Sarpy Cty, NE

Counter [Signature]
Verify [Signature]
D.E. [Signature]
Proof [Signature]
Fee \$ 33.00
Ck Cash Chg
15403 STAMP COPY

Lakeshore Easements on Lots 180 through 205, inclusive,
In Lakewood Villages

WHEREAS, Lakewood Villages Limited Partnership, a Nebraska Limited Partnership, (herein referred to as the "Grantor"), is the owner of Lots 180 through 205, inclusive, in Lakewood Villages, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska (herein referred to as the "Lakeshore Lots") desires to grant certain easements on the Lakeshore Lots to the Lakewood Villages Lake Lot Owners Association, Inc., a Nebraska corporation (herein referred to as the "Grantee").

NOW THEREFORE, the Grantor hereby grants the following easements to the Grantee:

1. Grant of Lakeshore Easements. The Grantor hereby grants to the Grantee certain easements as follows: On each Lakeshore Lot there is hereby granted to the Grantee a lakeshore and lake water storage easement. Said easement is thirty-five (35) feet wide and commences on the common boundary line between the Lake Area outlots (Outlots 1, 2, 2A, 2B, 2C and 2D) and each Lakeshore Lot and runs thirty-five (35) feet into each Lakeshore Lot, all along the common boundary between the Lake Area outlots and each Lakeshore Lot. Said easements shall herein be referred to as the "Lakeshore Easements".

2. Purpose of Easements. The purpose of said Lakeshore Easements is to provide for lake water storage on portions of the easement area of the Lakeshore Lots and to grant to the Grantee control and jurisdiction for all purposes of the entire lake surface area and lake shoreline, including the Lake Area outlots and the Lakeshore Easement area. The Grantee shall have the continuing right of ingress and egress in the Lakeshore Easements for the purpose of inspection, maintenance and stabilization of the lake shoreline.

3. Term of Easements. The term of said easements is forever.

4. Limitation on Use of the Easement Areas. No clearing, trimming or cutting of trees, building, fencing or construction of any kind or nature will be allowed upon said Lakeshore Easements without the prior written consent of the Grantee, or its successors or assigns.

5. Easements Shall Be Effective Even If the Grantee Is Not Yet Organized. In the event the Grantee is not organized at the time this signed document is recorded, nevertheless, the Lakeshore Easements shall be binding upon the Grantor, and its successors and assigns, and shall immediately benefit the Grantee upon the organization of said corporation.

6. Binding Effect. This document shall be binding upon the Grantor and its successors and assigns and shall benefit the Grantee and its successors and assigns.

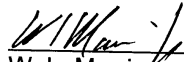
2001-211-20-1

Dated this 2nd day of August, 2001.

Grantor:
Lakewood Villages Limited Partnership,
A Nebraska limited partnership


By: Dodge-Lots Joint Venture,
a Nebraska joint venture,
the sole general partner

By: Dodge Land Co.,
A Nebraska corporation and one of two
Members of the Joint Venture



W. L. Morrison, Jr., President

By: Lots, Inc., a Nebraska corporation,
and One of two members of the Joint
Venture

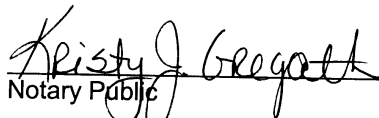


W. L. Morrison, Jr., President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 2nd day of August, 2001, before me the undersigned, a Notary Public in and for said County and State, personally came W. L. Morrison, Jr., known to me to be the President of Dodge Land Co., a Nebraska corporation, and one of two members of the Dodge-Lots Joint Venture, a Nebraska joint venture, and President of Lots, Inc., a Nebraska corporation, and one of two members of the Dodge-Lots Joint Venture, a Nebraska joint venture, the sole general partner of Lakewood Villages Limited Partnership, a Nebraska limited partnership, and he acknowledged that he executed this Declaration as the voluntary act and deed of said corporations, the joint venture and the limited partnership.

Witness my hand and official seal the day and year last above written.



Notary Public

