

All Rights-of-Way, Easements, Restrictions and Setback lines, if any, and Boundary Lines, which are shown by Plat and Dedication of Sandy Pointe Lake Development Addition recorded August 5, 2015 at [Book 6, Page 100](#) of the Records of Saunders County, Nebraska, in favor of Omaha Public Power District, Windstream Nebraska, Inc., their successor's and assigns. Further grant easement to Sandy Pointe Lake Development Company, LLC. their successor's and assigns, to erect, operate, maintain, repair, and renew poles, wires, cables, conduits and other related facilities. Easements as shown on plat.

Terms and provisions of the covenants, conditions and restrictions set forth in the Covenants dated August 12, 2015 and recorded August 12, 2015 at [Book 465, Page 1080](#) of the Records of Saunders County, Nebraska. Which contains certain terms, restrictions and provisions upon subject property. Any covenant, condition or restriction in this document indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C §3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. §3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

Terms and provisions of the First Amendment to covenants, conditions and restrictions set forth in the Restrictive Covenants dated February 15, 2016 and recorded February 17, 2016 at [Book 471, Page 1222](#) of the Records of Saunders County, Nebraska.

Easement Agreement recorded June 11, 2015 in [Book 463 at Page 417](#) of the Records of Saunders County, Nebraska, granted by and between NEBCO and Sandy Pointe Lake Development, L.L.C., affecting subject property as described therein.

Terms and provisions of the covenants, conditions and restrictions contained within the Warranty Deed dated January 2, 1954 and recorded January 27, 1954 at [Book 93, Page 81](#) of the Records of Saunders County, Nebraska.

Grant of Communication Systems Right of Way Easement recorded September 29, 2000 in [Book 248 at Page 643](#) of the Records of Saunders County, Nebraska, granted to AT&T Corp., affecting subject property as described therein.

Terms and provisions of that certain Right of Way Easement recorded February 27, 2006 in [Book 338 at Page 1270](#) of the Records of Saunders County, Nebraska, granted to Omaha Public Power District, affecting subject property as described therein.

Terms and provisions of that certain Easement recorded November 12, 2054 in [Book 95 at Page 29](#) of the Records of Saunders County, Nebraska, granted to City of Lincoln, affecting subject property as described therein.

Terms and provisions of that certain Right of Way Easement recorded January 26, 1983 in [Book 140 at Page 917](#) of the Records of Saunders County, Nebraska, granted to Omaha Public Power District, affecting subject property as described therein.

Terms and provisions of that certain Easement recorded March 2, 1987 in [Book 145 at Page 95](#) of the Records of Saunders County, Nebraska, granted to AT&T Communications of the Midwest, Inc., affecting subject property as described therein.

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