

Updated 6-1-2011

ALLEN HILLS SUBDIVISION

Master Deed to Developers: Heartland Acreage Developers, Inc.
(Warranty Deed recorded in Book 266, Pages 16-17, dated May 2, 1997, filed May 9, 1997).

NOTE: We called the Secretary of State, State of Nebraska - Heartland Acreage Developers, Inc., is in good standing - per Chrystal.

Lot __, in Allen Hills Subdivision, a subdivision of the W $\frac{1}{2}$ NE $\frac{1}{4}$, the SE $\frac{1}{4}$ NW $\frac{1}{4}$, the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, the NE $\frac{1}{4}$ SW $\frac{1}{4}$, the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and Tax Lot 1, lying in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$, all lying in Section 18, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska.

Requirement:

NOTE: THIS DEED OF TRUST WAS FILED IN LANDS 18-17-12.

*FULL DOR in Book 362-711 (copied for this master file)
L32 added 287-27*

Need partial deed of reconveyance as to the proposed insured premises for REAL ESTATE DEED OF TRUST (with Future Advance Clause) recorded in Book 287, Pages 20-26, dated December 1, 1997, filed August 4, 1998, given by Heartland Acreage Developers, Inc., a Nebraska Corporation, to Bank of Bennington, Trustee and Beneficiary, with the total principal amount secured at any one time not to exceed \$800,000.00. (on all lots until released)

Exceptions:

PLEASE NOTE: THIS POLICY DOES NOT INCLUDE/COVER ANY DUES/ASSESSMENTS LEVIED OR ASSESSED BY ALLEN HILLS SUBDIVISION HOMEOWNER'S ASSOCIATION.

1. Real Estate Deed of Trust (with Future Advance Clause) in Book 287, Pages 20-26, as shown on Schedule B - Section 1, Requirements, Item 1 __. (on all lots until released)
2. RIGHT OF WAY AGREEMENT recorded in Book J, Page 147, dated February 6, 1941, filed April 4, 1941, given by Minnie May Allen Lazure and Joe Lazure, husband and wife, to Socony-Vacuum Oil Co., Incorporated, its successors and assigns. (show on Lots 1, 2, 3, 4, 5, 6, 12, 16, 17, 18, 19, 20, 28, 62, 63, Outlots 1 &2)

AGREEMENT recorded in Book L, Page 414, dated January 10, 1951, filed January 17, 1951; May Allen Lazure, W.A. Steavenson and Leah N. Steavenson to Socony-Vacuum Oil Company, Incorporated, its successors and assigns. (show on Lots 1, 2, 3, 4, 5, 6, 12, 16, 17, 18, 19, 20, 28, 62, 63, Outlots 1 &2)

ASSIGNMENT recorded in Book Q, Pages 349-355, dated November 30, 1959, filed January 14, 1960, wherein Socony-Mobil Oil Company, Inc., formerly known as Socony-Vacuum Oil Company, Inc., assigns certain right-of-way grants to Magnolia Pipe Line Company; those being in Book J, Page 147; Book L, Page 414; and others. (show on Lots 1, 2, 3, 4, 5, 6, 12, 16, 17, 18, 19, 20, 28, 62, 63, Outlots 1 &2)

ASSIGNMENT OF RIGHT-OF-WAY recorded in Book 143, Pages 758-765, dated October 31, 1983, filed December 29, 1983, wherein Mobil Pipe Line Company assigns certain right-of-ways to Williams Pipe Line Company, its successors and assigns; those being in Book J, Page 147; Book L, Page 414; and others. (show on Lots 1, 2, 3, 4, 5, 6, 12, 16, 17, 18, 19, 20, 28, 62, 63, Outlots 1 &2)

PARTIAL RELEASE AND GRANT OF RIGHT OF WAY recorded in Book 294, Pages 665-672, dated December 15, 1998, filed January 4, 1999, wherein Williams Pipe Line Company (formerly Williams Brothers Pipe Line Company) releases Right of Way Agreement in Book J, Page 147, as to Lot 12, Allen Hills, only,

excepting and reserving unto WPL, its successors and assigns, in and to a described parcel or strip of land with the right of ingress and egress and the right to use temporary work space as set out in said Partial Release. Covenants contained in this agreement constitute covenants running with the land. **(show on Lot 12 only)**

PARTIAL RELEASE AND GRANT OF RIGHT OF WAY recorded in Book 294, Pages 673-681, dated December 15, 1998, filed January 4, 1999, wherein Williams Pipe Line Company (formerly Williams Brothers Pipe Line Company) releases Right of Way Agreement in Book J, Page 147, excepting and reserving unto WPL, its successors and assigns, in and to a described parcel or strip of land with the right of ingress and egress and the right to use temporary work space as set out in said Partial Release. Covenants contained in this agreement constitute covenants running with the land. **(show on Lots 1, 2, 3, 4, 5, 6, 16, 17, 18, 19, 20, 28, 62, 63, outlots 1 & 2)**

3. MINING OIL & GAS LEASE recorded in Book J, Page 511, dated July 23, 1943, filed August 13, 1943, by and between Mrs. Joe Lazure or Mae Allen Lazure, one and the same, and Consumers' Syndicate Ltd. **(only show on lots 1 thru 29, lots 31, 32, 61, 62, 63, outlots 1 & 2) (W ½ NE ¼; NW ¼ SE ¼ Sec 18-17-12 and other lots.)**
4. EASEMENT FOR RIGHT OF WAY recorded in Book 122, Page 417, dated April 3, 1979, filed April 5, 1979, from William Steavenson to Blair Telephone Company, its successors and assigns. **(see plat)**
5. EASEMENT FOR RIGHT OF WAY recorded in Book 122, Page 692, filed May 2, 1979, from Chauncey Wright to Blair Telephone Company, its successors and assigns. **(see plat)**
6. ANY and all easements, restrictions, conditions, if any, shown on FINAL PLAT OF ALLEN HILLS SUBDIVISION recorded in Plat Book 2, Pages 941-948, filed December 31, 1997. Dedication sets out perpetual easement to the Omaha Public Power District, to the Blair Telephone Company, and to any companies which have been granted a franchise to provide cable and water in the area to be platted and to their successors and assigns; also shows well easements, temporary Cul-de-sac easements; pipeline easements. **(on all)**
7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 285, Pages 8-19, dated June 24, 1998, filed June 30, 1998. FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 290, Pages 744-746, dated October 19, 1998, filed October 21, 1998. SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 306, Pages 231-232, dated April 30, 1999, filed August 10, 1999. AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 315, Pages 472-483, dated March 31, 2000, filed April 4, 2000; RATIFICATION AND AMENDMENT TO COVENANTS recorded in Book 360, Pages 134-145, filed March 13, 2002; PROXIES recorded in Book 363, Pages 779-786, filed April 26, 2002; AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 364, Pages 593-596, filed May 7, 2002. **(on all)**
8. CONSERVATION AGREEMENT recorded in Book 297, Pages 191-201, dated November 23, 1998, filed February 19, 1999, by Heartland Acreage Developers, Inc., a Nebraska business corporation, to the Audobon Society of Omaha, a Nebraska non-profit association. **(on all)**
9. WASHINGTON COUNTY ZONING REGULATIONS/RESOLUTIONS/ORDINANCES: Resolutions in Book N, Pages 614-631; Book N, Pages 632-639; Book R, Pages 579-591; Book U, Pages 67-142; Book W, Page 109; Book Y, Page 130A; Book 105, Pages 447-448; Book 126, Pages 122-131; Book 136, Page 200; Book 143, Page 101; Book 188, Page 539; Book 190, Pages 734-735; Book 201, Page 329; ANY AND ALL AMENDMENTS THERETO. **(on all)**