



MISC 2008095224



SEP 29 2008 13:58 P 3

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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 9/29/2008 13:58:37.39



2008095224

Prepared by Craig A. Smith, O'Reilly Automotive, Inc., P.O. Box 1156, Springfield, MO 65801; ph. 417-829-5721, fax 417-829-5726

RESTRICTIVE COVENANT

Under a contract dated the 12th day of December, 2007, **Gottsch Land Co, a Nebraska corporation**, ("Grantor") agreed to convey to **O'Reilly Automotive, Inc., a Missouri corporation** ("Grantee") a parcel of real estate described as Lot 1, Skyline Country North Replat No. 1, a subdivision in Douglas County, Nebraska, also described as follows: Lot 1, Skyline Country North Replat No. 1, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at a 5/8" rebar at the northwest corner of said Lot 1; thence N 87°17'43" E (bearings referenced to Skyline Country North Replat 1) for 259.59 feet to a 5/8" rebar at the Northeast corner of said Lot 1; thence S 04°14'04" E for 155.12 feet to a 5/8" rebar at the southeast corner of said Lot 1; thence S 87°19'02" W for 259.86 feet to a 5/8" rebar at the southwest corner of said Lot 1; thence N 02°41'58" W for 112.75 feet to a 5/8" rebar and point of tangency; thence along a curve to the left (having a radius of 230.00 feet and a long chord bearing N 07°57'17" W for 42.39 feet) for an arc length of 42.46 feet to said Point of Beginning (the "O'Reilly Property").

CC-35982

One of the terms of that contract required the Grantor to record a Restrictive Covenant affecting the use of Grantor's other property.

THEREFORE, in consideration of the terms and conditions contained in that contract, Grantor promises and declares that the property as **Lots 3 - 4, Skyline Country North Replat No. 1 and Lots 1, 5, 6, 7, 8, 9, 10 and 11, Skyline Country North**, as illustrated on attached **Exhibit "A"** will not be used for the sale, lease, or use by an auto parts company, other than O'Reilly or its related entities for a term of five years after the date of this Restrictive Covenant, or until O'Reilly does not use the O'Reilly Property for the retail sale of auto parts, whichever occurs last. This restriction shall include, but not be limited to, such companies as AutoZone, Advance Auto Parts, NAPA and Pep Boys and their related entities, successors and assigns, or any other company which has as its primary business function the sale and supply of wholesale and retail auto parts.

CC-35982

CC-35973

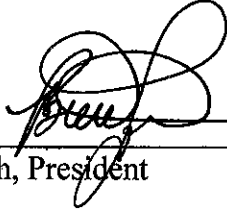
This restriction runs with the land described above and shall inure to the benefit of and shall be binding upon the Grantee and Grantor, and their respective grantees, assigns and successors.

35 333510

✓ 6722101850

Grantor has executed this Restrictive Covenant, this 24 day of Sept., 2008.

Gottsch Land Co.



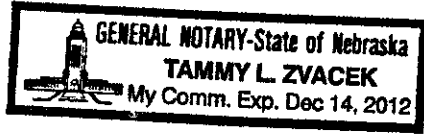
By: Brett A. Gottsch, President

STATE OF Nebraska)
) ss
COUNTY OF Douglas)

On this 24 day of September, 2008, before me, appeared Brett A. Gottsch, President, to me personally known, or proved to me to be the person, who being by me duly sworn, did say that he is the President of Gottsch Land Co., a Nebraska corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said Brett A Gottsch acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Douglas County, Nebraska the day and year last above written.

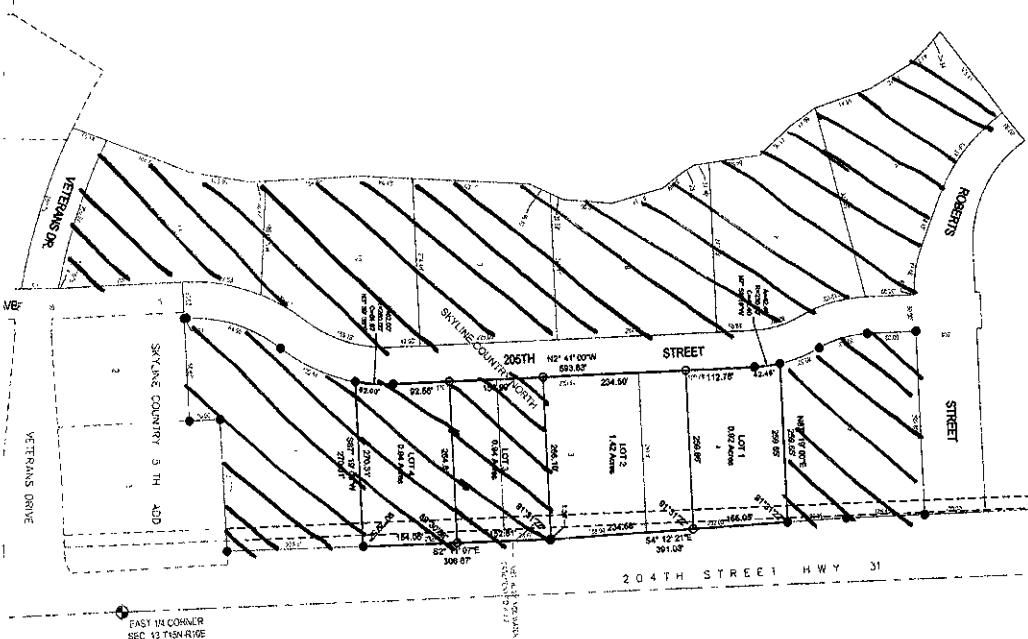
Tammy L. Zvacek
Notary Public
Print Name Tammy L. Zvacek



My commission expires: 12-14-2012

AFTER RECORDATION
RETURN ORIGINAL TO:
Liz Dugger
O'Reilly Automotive, Inc.
P.O. Box 1156
Springfield, MO 65801

Exhibit "A"



MINOR PLAT SKYLINE COUNTRY NORTH REPLAT NO. 1 LOTS 1 THRU 4 INCLUSIVE

BEING A REPLAT OF LOTS 2-4 SKYLINE COUNTRY NORTH, A SUBDIVISION AS PLATTED AND RECORDED IN
DOUGLAS COUNTY, NEBRASKA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE GOTTSCHE LOWRY CO., INC. HAS HEREBY DEDICATED TO THE PUBLIC USE AND BENEFIT OF THE PEOPLE OF THE STATE OF NEBRASKA AND THE COUNTY OF DOUGLAS, NEBRASKA, THE FOLLOWING DESCRIBED EASEMENT AND EGRESS RIGHTS IN AND TO THE LANDS DESCRIBED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE:

THE GOTTSCHE LOWRY CO., INC. HAS HEREBY DEDICATED TO THE PUBLIC USE AND BENEFIT OF THE PEOPLE OF THE STATE OF NEBRASKA AND THE COUNTY OF DOUGLAS, NEBRASKA, THE FOLLOWING DESCRIBED EASEMENT AND EGRESS RIGHTS IN AND TO THE LANDS DESCRIBED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE:

LEGEND
● FOUND BY FIELD
○ SET BY PER 3.2 OF NEBRASKA
WITH CAP STAYED (L & R)

LEGAL DESCRIPTION

REPLAT OF LOTS 2-4 SKYLINE COUNTRY NORTH, A SUBDIVISION AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE RECEIVED AND EXAMINED THE ORIGINAL INSTRUMENT AND HAVE FOUND THE SAME TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEBRASKA REVENUE STATUTES AND HAVE THEREUPON RECORDED THE SAME IN THE PUBLIC RECORDS OF THIS OFFICE.

PLANNING DIRECTORS APPROVAL

THIS PLAT OF AN UNINCORPORATED COUNTY, NORTH REPLAT NO. 1, LOTS 1 THROUGH 4, IS IN ACCORDANCE WITH THE PLANNING DEPARTMENT AND APPROVED AS A SKYLINE COUNTRY NORTH REPLAT AND RECORDED AS A MINOR PLAT IN DOUGLAS COUNTY, NEBRASKA.

APPROVAL OF THE CITY ENGINEER OF OMAHA

HEREBY APPROVE THIS PLAT OF SKYLINE COUNTRY NORTH REPLAT NO. 1, LOTS 1 THROUGH 4, BEING A REPLAT OF LOTS 2-4 SKYLINE COUNTRY NORTH, A SUBDIVISION AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CITY ENGINEER DATE 5/6/08

PLANNING DIRECTORS CERTIFICATE

THE PLANS SUBMITTED FOR THIS PLAT HAVE BEEN REVIEWED BY THE PLANNING DEPARTMENT AND APPROVED AS A SKYLINE COUNTRY NORTH REPLAT AND RECORDED AS A MINOR PLAT IN DOUGLAS COUNTY, NEBRASKA.

CITY ENGINEER DATE 4/15/08

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ON THIS 18th DAY OF April, 2008, before me, a Notary Public duly commissioned and qualified in and for the State of Nebraska, the following named parties who have appeared to me in person and acknowledged to me to be the persons whose names have been signed to the above instrument and that they have executed the foregoing instrument and that they have acknowledged the execution of the same to be the voluntary act and deed and that they have signed as such in the presence of me.

WITNESS MY HAND AND OFFICIAL SEAL THIS DATE LAST FORSAID.

SKYLINE COUNTRY NORTH REPLAT 1
OMAHA, NEBRASKA
GOTTSCHE LAND CO.
MINOR PLAT

UNITED ENGINEERING
Surveying & Engineering Services
2007 NICHOLAS CIRCLE • ELKHORN, NE 68022 • (402) 781-0470

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	CAC	JIT
4-908		ORIGINAL PLANS				

PROJECT: 07088
SHEET: 1 OF 1

10:38 PM