

ADDITIONAL SEARCH NOTES

Legal Description: W/2 17-15-10

T98-

Page of Pages

Book & Page	Dates	Inst. Type	INFORMATION		COPY
			Index: <u> </u> Deed Book	<u> </u> Mortgage Book	
2006 025560	Amnd Cov. 3/1/06	Amnd Cov.			
2136 1602	11/3/99	WD			
2119 1239	3/29/99 4/26/99	WD			
2117 109	4/7/99	WD			
1244 1570	4/17/98	Amnd Cov.			
1208 1550	3/21/97 5/11/97	Amnd Decl. EASE			
2022 1603	12/29/98 1/23/99	WD			
915 1337	8/8/99 8/20/99	2nd Amnd Term EASE			
1889 1574	12/29/90	WD			
1889 1512	12/29/90	WD			
1893 1580					
935 1460	9/12/90	Decl. EASE			
1891 1458	1/20/90	WD			
9107 1230	12/6/89	Decl. of EASE			
1860 1414	10/7/89	WD			
894 106	7/28/89	Decl. of Cov.			

Inst. Type Dated Filed Book Page From To Comments

Check Map Book Chain of Title E 1/2 NW 1/4 17-15-10 / 41337 / Parcel 17 10.15 Acres

PAT 2/23/71 7/17/84 55 5 USA WPRE CO.

WD 4/19/86 4/26/86 68 153 Joseph King + wf. Thomas Reed

WD 4/19/86 3/14/96 201 512 W.P. Railway Co. Joseph King

ACCT 2/12/16 2/14/16 36 71 J.E. Robinson + whom it may

WD 8/13/15 3/3/16 390 647 Thos Reed. Christ Schinstack

WD 8/9/17 8/13/17 403 371 Chris Schinstack. Lucinda Anderson

WD 8/21/17 9/21/17 407 109 Lucinda Anderson. A.G. Brunner

WD 9/19/17 9/21/17 407 110 A.G. Brunner. Christa Schmidt

WD 2/25/18 8/12/18 407 582 Chris A Schmidt. Ernest N. Christensen

WD 2/5/20 3/18/20 452 202 Ernest N. Christensen. W.D. Ritchey

SM. Dd. 11/18/22 12/11/22 466 483 Michael L. Clark + ff. Neb. State Bank

WD 3/5/28 3/8/28 548 579 Nebraska State Bank F.X. Walsch

WD 2/6/32 2/8/32 594 659 F.X. Walsch. John Clatanoff + ff.

Lease 2/6/32 2/8/32 99 104 John Clatanoff + ff. F.X. Walsch

WD 5/5/39 5/13/39 667 57. John Clatanoff + ff. Fred Curtis.

WD 5/5/39 5/13/39 667 58. John Clatanoff + ff. Fred Curtis.

WD 3/1/40 3/26/40 675 209 John Clatanoff + ff. Lynn + Ritchey + Sand + Gravel Co.

WD 3/1/40 4/1/40 675 346 Fred. P. Curtis. Lynn + Ritchey + Sand + Gravel Co.

Book	Page	Dated	Filed	Inst. Type	From	To	Comments
773	136	2/6/46	2/20/46	WD.	John Pierce.	John Wilson	
906	247	3/9/55	4/4/55	WD.	John Wilson.	Arthur Wilson	
1145	557	3/28/62	5/12/62	QCD.	Lillian Wilson.	Arthur Wilson	
1162	709.	8/25/62	9/18/62	WD	Arthur Wilson.	Arthur Wilson.	
386	723	9/17/62	9/19/62	ATT.	Arthur Wilson	John F. McEvoy.	
1358	231	8/1/68	8/1/68	WD.	John F. McEvoy	Whom.	
1386	537.	6/30/69	6/30/69	WD.	John F. McEvoy	Fred P. Curtis.	
1410	211	5/27/70	6/1/70	WD.	John McEvoy	Max M. Klardt.	
1446	689	7/1/71	1/11/72	WD.	Max M. Klardt.	Don H. Lawler.	
513	193	6/22/72	8/15/72	EASE.	Fred Curtis.	Curtis Acres, Inc.	
514	639.	5/2/72	10/10/72	EASE.	Valleyview Inc.	DRP. D. et al.	Check Doc NENW + NE SW.
1255	229	11/6/69	6/15/65	WD	Valleyview Inc.	DRP. D. et al.	Check Doc SENW
634	279	5/8/88	6/4/88	R/W eas.	Creh P. Curtis	Valleyview Inc.	Check Doc NWNW!
881	574.	—	3/29/89	Term	Curtis Acres.	DRP.D.	(East)-NW 1/4 of NE 1/4
1855	359	7/28/89	8/4/89	Agmt + eas.	Lynnen Beckey	Curtis Acres.	
1860	494	10/9/89	10/16/89	QWD	Curtis Acres.	Lee Seman Jr.	- not us.
902	269	9/5/89	10/19/89	CWD	Curtis Acres the Lee P. Seman Jr.	Lee P. Seman Jr.	- not us.
907	230	8/7/89	12/6/89	Roller eas	John Thurmond et al.	DRP.D. Choldoc - NENW	
1866	88	1/12/90	1/12/90	WD.	Curtis Acres Assn.	Richard Stabaugh	
894	106.	7/17/89	7/28/89	Deed of ROS.	Curtis Acres Assn.	J. Paul. Keecher	✓
						Richard Stabaugh et al	

From Lands Parcel.

41337

1208/550 3/21/97

5/1/97

Amendment to
declaration of usage
& easements
amends BK. 907 page 230
upon the terms &
conditions contained
therein.

(also shown as amendment
to cov's)

From lands parcel.

41337

907 / 8/7/89
1230 12/6/89.

Declaration of
usage right +
easements
Executed by + Between
Curtis Acres Association
Curtis Acres Inc,
Richard + Barbara Slabaug
+ Jean O'Neal Thurmond
grant a perpetual
non-exclusive easement for pedestrian
+ vehicular access to the lake
& to construct a doc over
portions of ~~lots~~ parcel 15, 16 + 17
subject to certain conditions
& restrictions contained therein

935 / 8/6/90
468 8/21/90.

Declaration of
usage right +
easements
Executed by + Between
Curtis Acres Association +
Curtis Acres Inc,
Richard + Barbara Slabaug
J. Paul + Janis R. Roach, Don H. + Norma N.
Lawyer grant a perpetual
non-exclusive easement for pedestrian
+ vehicular access to the lake
& to construct a doc over
portions of ~~lots~~ parcel 15, 16 + 17
subject to certain conditions
& restrictions contained therein

Chain of Title
 Curtis Acres ✓ 5/9/90 1878/704 38472

Type	Dated	Filed	Book	Page	From	To	Comments
DOV	7/17/89	7/28/89	894	106			
Ease		3/29/89	881	574	Lyman Kichey	Curtis Acres	Lts 1-22 ?
QUD	10/29/73	10/30/73	1491	191	Valley View Corp	Lyman Kichey	Term Agmt + Ease
QUD	10/29/73	10/30/73	1491	192			
QUD	1/5/71	1/15/71	1423	402	US Natl. Bk.	← Curtis Acres	
QUD	5/1/63	7/10/64	1224	521	Lyman Kichey	US Natl.	Dt + 8659-33 + 334
QUD	1/29/62	12/10/62	1176	499	Hans Anderson	Lyman Kichey	
QUD	1/6/64	6/15/65	1255	229	Fred Curtis	Valley View	
QUD	1/29/64	2/4/64	1209	593	Lyman Kichey	Fred Curtis	
QUD	12/15/52	12/18/52	921	396	YANT et al.	Lyman Kichey	part 30/35-39 a for 440
QUD	11/29/52	1/6/52	921	319	Douglas Co. Gravel	Lyman Kichey	
QUD	6/5/52	7/7/52	913	199	Douglas Co. Gravel	Douglas Co. Gravel	part 4/34
QUD	12/14/49	1/13/58	867	281	Lyman Kichey	Douglas Co. Gravel	part 4/35-43
QUD	6/30/45	7/18/45	758	105	Henry Maybelle	Lyman Kichey	
QUD	6/20/39	7/11/39	644	599	Frank Green	Lyman Kichey	Dt for Lts 23-28
QUD	5/5/39	5/13/39	667	57	Walter Hoff	Hans Anderson	
						Fred Curtis	

[Signature] Mtgs All released

Master B2 Paragraph: CURTIS.B2M

Ruth

Paragraph #:1
Curtis Acres

Paragraph #:2
Plat and Dedication filed July 19, 1990 in book 1878 at page 704 of the Miscellaneous records of Douglas County, Nebraska, which grants perpetual easement to Utility Companies for utility installation and maintenance.

Paragraph #:3 ✓
Declaration of Covenants dated July 17, 1989, filed July 28, 1989 in book 894 at page 106 of the Miscellaneous records of Douglas County, Nebraska, which grants easement to Utility Companies for utility installation for ingress and egress. Easement to Curtis Acres Association for utility installation and maintenance along the Lake Shore line 10 feet. Provisions made for Assessments and dues also contains certain restrictions on subject property.

Paragraph #:4
Declaration of Covenants dated August 8, 1991, filed August 15, 1991 in book 974 at page 640 of the Miscellaneous records of Douglas County, Nebraska, which contains certain restrictions on subject property. Curtis Acres Association easement to Utility Companies for utility installation and maintenance. Imposition of Assessments and dues and other charges by Association.

Paragraph #:5 ✓
Amendment to Covenants, dated August 8, 1991, filed August 20, 1991 in book 975 at page 337, of the Miscellaneous records of Douglas County, Nebraska.

Paragraph #:6 ✓
Amendment and Modification to Covenants, dated April 8, 1998, filed April 17, 1998 in book 1244 at page 570, of the Miscellaneous records of Douglas County, Nebraska, which entitles the Association the right to charge assessment Fees for stocking Lake with fish and providing for utility installation and maintenance, also contains certain restrictions.

Paragraph #:7 *Checked DOC. not our legal.*
~~Agreement concerning Telephone Facilities, filed August 8, 1991, Book 930, Page 162 of the records of Douglas County, Nebraska, which contains provisions for telephone charges for all unimproved Lots 5 years from date of platting.~~

Paragraph #:8 ✓
Easement Agreement dated February 28, 1989, filed March 29, 1989, Book 881, Page 574 of the records of Douglas County, Nebraska, a perpetual non-exclusive easement over, under and upon any water areas within 10 feet of any shore line to Curtis Acres, Inc., for boating. Contains certain restrictions related to subject property as contained therein.

Master B2 Paragraph: CURTIS.B2M

Ruth

Paragraph #:1
Curtis Acres

Paragraph #:2
Plat and Dedication filed July 19, 1990 in book 1878 at page 704 of the Miscellaneous records of Douglas County, Nebraska, which grants perpetual easement to Utility Companies for utility installation and maintenance.

Paragraph #:3 ✓ (Affects Lots. 2-22) Lands parcels - platted
Declaration of Covenants dated July 17, 1989, filed July 28, 1989 in book 894 at page 106 of the Miscellaneous records of Douglas County, Nebraska, which grants easement to Utility Companies for utility installation and maintenance along the Lake Shore line 10 feet. Provisions made for Assessments and dues also contains certain restrictions on subject property.

Paragraph #:4 (Affects Lots 23-42 of Plat 1878/704)
Declaration of Covenants dated August 8, 1991, filed August 15, 1991 in book 974 at page 640 of the Miscellaneous records of Douglas County, Nebraska, which contains certain restrictions on subject property. Curtis Acres Association easement to Utility Companies for utility installation and maintenance. Imposition of Assessments and dues and other charges by Association.

Paragraph #:5 ✓ Amends both Paragraph 3 + Paragraph 4 (Check lots)
Amendment to Covenants, dated August 8, 1991, filed August 20, 1991 in book 975 at page 337, of the Miscellaneous records of Douglas County, Nebraska.

Paragraph #:6 ✓
Amendment and Modification to Covenants, dated April 8, 1998, filed April 17, 1998 in book 1244 at page 570, of the Miscellaneous records of Douglas County, Nebraska, which entitles the Association the right to charge assessment Fees for stocking Lake with fish and providing for utility installation and maintenance, also contains certain restrictions.

Paragraph #:7 Checked DOC, not our legal.
Agreement concerning Telephone Facilities, filed August 8, 1991, Book 930, Page 162 of the records of Douglas County, Nebraska, which contains provisions for telephone charges for all unimproved Lots 5 years from date of platting.

Paragraph #:8 ✓
Easement Agreement dated February 28, 1989, filed March 29, 1989, Book 881, Page 574 of the records of Douglas County, Nebraska, a perpetual non-exclusive easement over, under and upon any water areas within 10 feet of any shore line to Curtis Acres, Inc., for boating. Contains certain restrictions related to subject property as contained therein.

> second Amendment to easement agreement dated 8/8/91 and filed 8/20/91 in BK. 975 pg 337 amends BK 881 pg. 574 upon the terms & conditions contained therein.

Amendment to Covenants, dated 3/21/97, filed 5/1/97 in BOOK 1208 page 550 of the Miscellaneous Records of DCN, (incorporates additional property)