

2017-24518

10/10/2017 1:41:10 PM

*Clay J. Dowling*

REGISTER OF DEEDS



COUNTER P C.E. P  
VERIFY P D.E. P  
PROOF D  
FEES \$ 22.00  
CHECK# 6484  
CHG \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

## ASSIGNMENT OF DECLARANT STATUS

This Assignment of Declarant Status (this "Assignment") is made and entered into this 28<sup>th</sup> day of SEPTEMBER 2017 by and between EAGLE RIDGE DEVELOPMENT COMPANY, a Nebraska corporation (the "Assignor") and CHARLESTON HOMES, LLC, a Nebraska limited liability company ("Assignee").

### Recitals

WHEREAS, Assignor is the Declarant under the Declaration of Covenants, Conditions, Restrictions and Easements for Eagle Ridge Village Villas dated April 20, 2016 and filed with the Sarpy County Register of Deeds on April 21, 2016, as Instrument No. 2016-08577 (the "Declaration"), as may be amended.

WHEREAS, the real estate subject to the Declaration is legally described as follows:

Lots 3 through 18, inclusive, in Eagle Ridge Village, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska;

WHEREAS, Assignee desires to assume the status of Assignor's rights and obligations as Declarant under the Declaration, in conjunction with the purchase of certain real estate subject to the Declaration.

WHEREAS, the Declaration provides that the rights of the Declarant may be assigned;

WHEREAS, the Assignor, agrees to assign the rights and duties of the Declarant to Assignee, and the Assignee agrees to assume the rights and duties of the Declarant under the Declaration.

NOW, THEREFORE, in consideration of the foregoing, the Assignor and Assignee agree as follows:

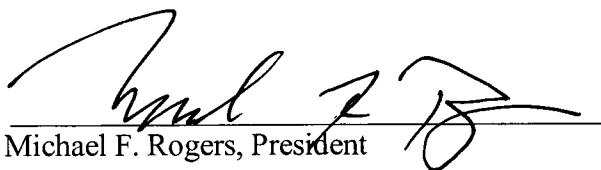
When recorded return to  
James D. Buser  
Pansing Hogan Ernst & Bachman LLP  
10250 Regency Circle, Ste 300  
Omaha, NE 68114

1. The Assignor hereby assigns to Assignee all of the rights and duties of the Assignor as Declarant under the Declaration.

2. The Assignee accepts the foregoing assignment and assumes all rights and duties of Assignor as successor-in-interest to the Assignor as Declarant under the Declaration.

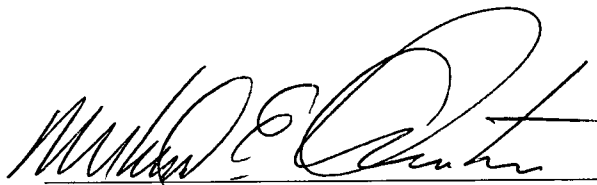
3. Assignee represents and acknowledges to Assignor that Assignee has examined the Declaration and as a result of such examination and not in reliance upon any representations or statements of Assignor accepts the assignment from Assignor as stated herein.

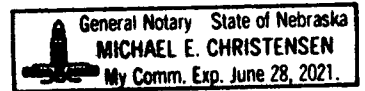
**EAGLE RIDGE DEVELOPMENT COMPANY,**  
a Nebraska corporation

By:   
Michael F. Rogers, President

STATE OF NEBRASKA     )  
  ) ss.:  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2017, by Michael F. Rogers, President of Eagle Ridge Development Company, a Nebraska corporation, on behalf of the corporation.

  
\_\_\_\_\_  
Notary Public

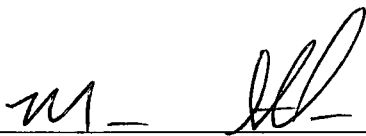


**ACCEPTANCE OF ASSIGNMENT**

The undersigned, CHARLESTON HOMES, LLC, a Nebraska limited liability company, hereby accepts the Assignment of Declarant Rights.

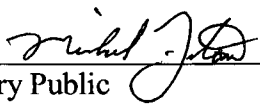
Dated this 9<sup>th</sup> day of October, 2017.

**CHARLESTON HOMES, LLC**, a Nebraska limited liability company

By:   
Marc Stodola, President

STATE OF NEBRASKA     )  
  ) ss.:  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October, 2017, by Marc Stodola, President of Charleston Homes, LLC, a Nebraska limited liability company, on behalf of the company.

  
Notary Public

