

EQUESTRIAN RIDGE ESTATES II TEMPLATE

Requirements

Deed of Trust dated November 21, 2006 and recorded December 14, 2006, as Instrument No. 2006-41783, Records of Sarpy County, Nebraska, executed by Equestrian Ridge Estates II, L.L.C., in favor of First State Bank, Trustee, and First State Bank, Beneficiary, securing the sum of \$1,200,000.00 and any other amounts payable under the terms thereof.

REQUIRE Partial Deed of Reconveyance, releasing the subject property from above Deed of Trust.

Exceptions

General taxes due and payable at the date hereof: _____ taxes: \$0.00 total; _____ Tax ID Number: _____

Special taxes or assessments now pending, assessed or levied, but payable in future installments; except those recorded in the Office of the Sarpy County Treasurer at the date hereof, of which there are none.

Easements granted by Plat and Dedication recorded December 22, 2009 as Instrument No. 2009-40115 of the Records of Sarpy County, Nebraska.

Dedication grants a perpetual easement to the Omaha Public Power District, and Qwest Corporation, and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, under a ten foot wide strip of land abutting all streets, avenues and circles. Perpetual easements are granted to the City of Gretna and Aquila, their successors and assigns, on, through, under and across a ten foot wide strip of land abutting all streets, avenues and circles, whether public or private

Covenants, conditions and restrictions contained within the instrument dated and recorded January 19, 2010, as Instrument No. 2010-01405, Records of Sarpy County, Nebraska, which contains no forfeiture provision. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

Provisions for Homeowners Association dues and assessments, if any, set forth therein.

Grants a perpetual easement to the Omaha Public Power District, and Qwest Communications, and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, under a eight foot wide strip of land abutting all front, side and rear boundary lines of all lots.