

Shannon Estates

Plot
2/830
2-29-96

Declar
250 2.16.96
416 2.16.96

Contains certain
restrictions

Declar
305 8.2.99
703 8.2.99

Contains certain
restrictions

Amend Declar
307 9.7.99
548 9.8.99

Contains certain
restrictions, Imposition
of Dues + Assess.

Declar
319
25616.00

Contains certain restrictions
Imposition of Dues +
Assess to Shannon Est.
Prop. Homeowners Assoc.
also to Water System
Assoc. Easement for ingress
& egress in favor of
by Declarant for itself.
Prop. Owners Assoc, a non-
exclusive license easement
w/ specific rights of ingress +
egress also to Water, =>

System Assoc., MUD, County of
Washington, City of Blain fa ufm
Also to OPPP, Blain telephone &
any other utility co fa ufm

Agreement

311/
1542

11-12-99

12-21-99

RE: Water Hook-ups
\$250 fee

56

[REDACTED]
SHANNON ESTATES: a subdivision of Tax Lot 29 in S1/2 NE1/4 Section 29-18-12

CHECK CASE CI 03-88 each time when McGowan Properties, Inc., deeds out. - THIS CASE WAS FOR PROPERTY NORTH OF SHANNON ESTATES AND A STIPULATION WAS FILED MARCH 23, 2005 TO RESOLVE THE FENCELINE ISSUE ACROSS TRACT 7, 8 and 9 and a DECREE WAS ENTERED MARCH 23, 2005. The property fence line issue does not border our platted Shannon Estates, but McGowan Properties, Inc., was listed as one of the co-defendants in this action. In checking with the Clerk of the District Court, it doesn't appear that any money judgments were decreed against the parties through the Court.

Title: McGowan - Fleming Properties, Inc., a Nebraska Corporation.
(Warranty Deed recorded in Book 305, Page 251, dated July 15, 1999, filed July 22, 1999.)

SPECIAL ASSESSMENTS: SANITARY AND IMPROVEMENT DISTRICT NO. 8 recorded in Book 251, Pages 519-538, filed April 9, 1996.

A check will need to be made with the Washington County Treasurer's office and / or County Clerk's office to determine if any amounts have been levied in SID #8.

Note: A RESOLUTION WAS FILED IN BOOK 270, PAGE 717, DATED AUGUST 27, 1997, FILED SEPTEMBER 2, 1997 DISSOLVING SID #8. (Per County Attorney - STAT. 31-267 ALLOWS AN SID TO DISSOLVE WITHOUT COURT ORDER.)

HOMEOWNERS ASSOCIATION SET UP IN COVENANTS AFTER SALE OF 50% OF Lots by Developer.

Purchaser of any lot to pay Developer \$950.00 at closing for hook up fee (water).

PLEASE NOTE: THIS POLICY / REPORT DOES NOT INCLUDE ANY DUES / ASSESSMENTS TO THE PROPERTY OWNERS ASSOCIATION OR WATER SYSTEM ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

***ANNUAL ASSESSMENTS PER COVENANTS - Roads: \$200.00 per lot PLUS;
Water: \$200.00 per Lot PLUS.**

*** When doing our first title insurance on Lot 10 Shannon Estates, James Gilbert, seller, he said he paid \$100.00 a year (Jan 1) for road maintenance to Shannon Estates Homeowners Association - Kim Casto 426-5365 at 9349 Greeley Ave., Blair and the water fees go to Shannon Estates Water Association % Ann Karls (works for Tax and Business Cons. 426-4144- home number 426-9603) at 8666 O'Neill Circle, Blair.**

1. Any and all road easements, restrictions, conditions as shown on FINAL Plat of Shannon Estates recorded in Plat Book 2, Pages 830-834, filed February 29, 1996.

***CONSENT AND RATIFICATION recorded in Book 305, Page 247, dated July 15, 1999, filed July 22, 1999.**

***CONSENT AND RATIFICATION OF PLAT recorded in Book 305, Page 248, dated July 15, 1999, filed July 22, 1999.**

***These two documents, along with Power of Attorney's in Book 305, Pages 240-246 give consent to John F. Hogan signing all documents including the Plat on behalf of Hogan Family Partnership.**

These Consents do not need to be shown on the policies, however they are listed on this master search sheet for our information.

2. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SHANNON ESTATES, BLAIR, WASHINGTON COUNTY, NEBRASKA recorded in Book 250, Pages 416-419, dated February 16, 1996, filed March 8, 1996.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 305, Pages 703-705, dated August 2, 1999, filed August 2, 1999.

AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in Book 307, Pages 548-550, dated September 7, 1999, filed September 8, 1999.

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS recorded in Book 319, Pages 25-43, filed June 16, 2000.

3. AGREEMENT recorded in Book 311, Pages 542-544, dated November 12, 1999, filed December 21, 1999, by and between the City of Blair, Nebraska and John McGowan. **RE: Blair Public Works - \$250.00 hook-up fee.**
4. AGREEMENT recorded in Book 341, Pages 163-165, dated July 20, 2001, filed July 26, 2001, by and between the City of Blair, Nebraska and James Gilbert. **(Lot 10 only.)**
5. AGREEMENT recorded in Book 382, Pages 371-373, dated November 20, 2002, filed November 26, 2002, by and between the City of Blair and Steven and Kim Casto. **(Lot 5 only.)**

NOTE: BE SURE TO ADD ANY AGREEMENTS ON OTHER LOTS TO THIS MASTER SEARCH EACH TIME WE FIND ONE WHEN SEARCHING THE OTHERS.

SHANNON ESTATES MAY BE SUBJECT TO ONE OR BOTH OF THE FOLLOWING:

5. CITY OF BLAIR ZONING/RESOLUTIONS/ORDINANCES/REGULATIONS: Ordinance #1064 in Book 71, Page 467, dated August 22, 1972, filed October 13, 1972; Amendment in Book 134, Page 496, dated December 29, 1981, filed January 8, 1982; ANY AND ALL AMENDMENTS THERETO.
6. 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.