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FILED SARPY CO. NE. INSTRUMENT NUMBER 2016-03329 2016 Feb 17 02:45:11 PM <i>Sheryl J. Dowling</i> REGISTER OF DEEDS



**ASSIGNMENT AND ASSUMPTION OF
DECLARANT RIGHTS AND NOTICE**

SYNERGY REAL ESTATE & DEVELOPMENT CORP., a Nebraska limited liability company, Declarant of that certain Declaration of Covenants, Conditions, Restrictions and Easements of SUGAR CREEK, a Subdivision in Sarpy County, Nebraska, covering the following described Property, to-wit:

Lots 1 through 30, inclusive, 32 through 46 inclusive, 60 through 166 inclusive, 204 through 210 inclusive, 213 through 228 inclusive, 231 through 242 inclusive, 245 through 259 inclusive, 262 through 273 inclusive, 276 through 288 inclusive, 291 through 302 inclusive, 305 through 317 inclusive, 320 through 325 inclusive, 343 through 358 inclusive, Lots 1 through 6 and 13 through 23 Replat 1, inclusive, Lots 1 through 61 Replat 2 inclusive, Lots 1 through 13 Replat 3 inclusive, Lots 1 through 3 Replat 5 inclusive, all in SUGAR CREEK, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska,

recorded of record at Instrument No. 2001-35162 and amendments of record at Instruments 2002-22056 and 2004-17951 and 2007-38169 in the office of the Register of Deeds of Sarpy County, Nebraska, and any amendments, restatements and/or annexations thereto (hereinafter the "Declaration") does hereby assign all of its status, right, title and interest as a Declarant therein to SUGAR CREEK HOMEOWNERS ASSOCIATION, a Nebraska Non-Profit Corporation, effective as of the 1st day of February 2016 and SUGAR CREEK HOMEOWNERS ASSOCIATION by this instrument, does hereby assume all rights, responsibilities and duties pursuant to the Declaration.

Any contact or notices with Sugar Creek Homeowners Association as Successor-Declarant of this Declaration shall be made to the following:

Sugar Creek Homeowners Association
c/o Jana Faller, Synergy Real Estate & Development Corp.
14924 A Circle
Omaha, Nebraska, 68144

Dated this 1 day of February 2016

SYNERGY REAL ESTATE & DEVELOPMENT CORP,
Assignor:

By: Jana Faller
Jana Faller, President

SUGAR CREEK HOMEOWNERS ASSOCIATION
Assignee:

By: Chad LaMontagne
Chad LaMontagne, Treasurer

STATE OF NEBRASKA)
)ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public in and for said state and county, this 1 day of February 2016, Chad LaMontagne, Treasurer, of SUGAR CREEK HOMEOWNERS ASSOCIATION a Nebraska Non-Profit Corporation, a person known to me who acknowledged the same to be his/her voluntary act and deed on behalf of said entity.

Carol Pearson
Notary Public

STATE OF NEBRASKA)
)ss
COUNTY OF DOUGLAS)



The foregoing instrument was acknowledged before me, a Notary Public in and for said state and county, this 1 day of February 2016, as Jana Faller as President of Synergy Real Estate & Development Corp., a Nebraska corporation, a person known to me who acknowledged the same to be his/her voluntary act and deed on behalf of said entity.

Carol Pearson
Notary Public

