

The acknowledgment form below is a general form and may be used for individuals in all states except Louisiana, South Carolina and the District of Columbia. In Texas it cannot be used for married women. In Georgia notary may sign and seal as second witness rather than take acknowledgment.

STATE OF Nebraska SS.  
COUNTY OF Douglas

Before me C. L. Kocarnik, a Notary Public in and for said County and State, on this 28 day of Jan., 1971, in the City of Omaha, in said County and State, personally appeared Gordon W. Fulton & Duane L. Fulton and his wife, to me personally known and known by me to be the same and identical persons named and described in, and whose names are subscribed to, the within and foregoing instrument bearing date of Jan. 28, 1971, and being informed of the contents thereof, severally acknowledged to me that they signed, sealed, executed and delivered said instrument on the date shown as their free and voluntary act and deed for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

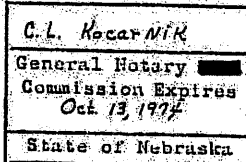
Given under my hand and official seal this 28 day of Jan., 1971.

C. L. Kocarnik

Notary Public

Residing at 3020 No. 49 Ave Omaha, Nebr.

My Commission expires Oct. 13, 1974  
(SEAL)



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James Tramp, et al.

to

The Public

Filed: May 27, 1971-2:00 P.M. ) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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The undersigned, James Tramp and Jean Tramp, now being the owners of Hideaway Acres, located in Section 14, Township 33, Range 2, Knox County, Nebraska, according to the plat thereof recorded in the office of the Register of Deeds of said County in Book No. 1 page 103, and whereas said owners desire to establish a general plan for improvement and development of their property aforesaid, they hereby make the following restrictive covenants running with the land, and said restrictive covenants are applicable to all the aforescribed real property and each conveyance hereafter made shall be subject thereto, and the grantees therein shall agree thereto as follows:

1. That the property is to be used by the owner, his family, servants and guests for private, non-commercial, residential-recreational purposes, and for no other different object or purpose.
2. No structures other than private residential dwellings and suitable accessory buildings or ground improvements may be erected or maintained on said premises.
3. The design, the location of homes and their accessory improvement buildings must be of a permanent type and not of a temporary nor unsightly nature.
4. The lots shall be divided into three classes, and the structures thereon must contain a minimum square footage as follows: On all lots 18 through 23 and 57 through 88, the dwellings thereon shall contain at least 900 square feet of living area, and any residential unit constructed on these lots shall be a single family dwelling.

The structures on lots 1 through 17, 24 through 37, 38 through 45 shall contain at least 500 square feet of living area, and no movable residences (trailer home or mobile home) under 900 square feet shall be allowed, and no more than one single family dwelling may be constructed on these lots.

The residential structures on lots 46 through 56 may be of the multiple family dwelling type, and each unit of said multiple family dwelling shall contain at least 500 square feet per unit, and no lot may contain more than one multiple family dwelling, and each such dwelling is restricted four units or less.

5. No fence or hedge shall be created or maintained on the property which shall unreasonably restrict or block the view from any adjoining lot.

6. The grantees, their heirs, executors and assigns agree to maintain the road fronting the property conveyed to them.

7. No lot shall be sub-divided into smaller lots or be conveyed or encumbered in less

## MISCELLANEOUS RECORD 22 - KNOX COUNTY, NEBR.

than the full dimensions of said lots as shown by the plat of this sub-division except for public utilities.

8. The minimum front yard or set-back from the public road shall be 15 feet, and a back-yard of 20 feet is required. The sideyard minimum clearance of any dwelling or accessory structure is 6 feet from the lot line.

9. No husbandry of animals or fowl is permitted, however, house pets are excluded from the restriction.

10. Water supply and sanitary disposal must conform to standards of state and county health depts.

11. That owners reserve the right by recorded instrument to subsequently amend or alter or change these covenants and restrictions and to subsequently file from time to time additional covenants and restrictions with respect to the property in which owners at the time still have an interest.

12. No signs, advertisement or billboards of any kind shall be erected or exhibited in any manner on any of this property.

13. All buildings or structures erected on said premises shall be of new construction, and no building or structure shall be moved from other locations to said premises without the full written consent of the undersigned.

14. Lawns must be maintained and weeds must be mowed or sprayed for aesthetic purposes and to reduce fire hazard.

15. The foregoing conditions, restrictions and covenants shall be binding on all grantees and purchasers of said real estate, their successors and assigns forever; and the restrictions may be enforced by the undersigned or other person, or persons owning any part of the above described real estate, their successors and assigns, by suit for forfeiture of the property or such other action to remedy the violation of these conditions to maintain the restrictions and covenants contained herein.

Dated this 22nd day of May, 1971.

James Tramp

James Tramp

Jean Tramp

Jean Tramp

Subscribed and sworn to before me  
this 22nd day of May, 1971.

John Blackburn

Notary Public

My Commission expires: July 24, 1975.



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Knox Co. Board of Supervisors )

vs. Deceased )

Heirs of William Mundi, et al. )

Filed: May 28th, 1971-11:30 A.M.)

IN THE DISTRICT COURT OF KNOX COUNTY, NEBRASKA

THE COUNTY BOARD OF SUPERVISORS OF )

KNOX COUNTY, NEBRASKA, EX-OFFICIO )

THE COUNTY BOARD OF PUBLIC WELFARE, )

Plaintiff, )

vs. )

The Heirs, Devisees, Legatees, Per- )

sonal Representatives and All Other )

Persons Interested in the Estate of )

WILLIAM MUNDT, Deceased, Real Names )

Unknown; et al., )

Defendants. )

NOTICE OF LIS PENDENS

Case No. 9417

TO WHOM IT MAY CONCERN:

You are hereby notified that on the 28th day of May, 1971, the County Board of Supervisors of Knox County, Nebraska, ex-officio the County Board of Public Welfare, of Knox County, Nebraska, plaintiff, filed its petition and action in the District Court of Knox County, Nebraska, against the Heirs, Devisees, Legatees, Personal Representatives and All Other Persons Interested in the

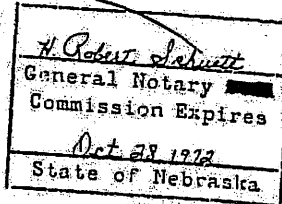
West Printing Co., Norfolk, Neb.—29688

STATE OF Nebraska  
COUNTY OF Douglas, SS

On this 21 day of August, 1971, before me, the undersigned a Notary Public, duly commissioned and qualified for said County, personally came Russell P. & Bernice G. Bader, to me known to be the identical persons whose names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

H. Robert Schuett  
Notary Public



My Commission expires: Oct. 28, 1972.

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James Tramp, et al. )  
to )  
The Public )  
Filed: Sept. 9, 1971-8:30 A.M.)

AMENDED COVENANTS

The undersigned James Tramp and Jean Tramp, the owners and developers of Hideaway Acres, located in Section 14, Township 33, Range 2, Knox County, Nebraska, according to a plat there-of recorded in the Office of the Register of Deeds of said County in Book No. 1 page 103 hereby amend the Declaration of Covenants, Conditions and Restrictions imposed upon the aforescribed development by themselves as owners; said Covenants were recorded May 27, 1971, in Book 22, Page 257 of Miscellaneous Records.

Owners hereby amend the Covenants:

1. Amend paragraph two of number 4 as follows:

That no trailer home or mobile home of any type regardless of its size, measured in square feet or otherwise, will be permitted within the above described development known as Hideaway Acres.

2. Amend paragraph 6 as follows:

The owner-developer shall build and maintain roads until at least forty (40) lots are sold, and at that time the road building, if any, and maintenance shall be the responsibility of Knox County, Nebraska, or the individual lot owners.

Dated this 3rd day of September, 1971.

James Tramp  
James Tramp  
Jean Tramp  
Jean Tramp

Subscribed and sworn to before me  
this 3rd day of September, 1971.

John Blackburn  
Notary Public

My Commission expires: July 24, 1975.



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