

20011985
STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 14th DAY OF May A.D. 2001
AT 3:41 O'CLOCK P.M. AND RECORDED IN BOOK
335 AT PAGE 732-735
COUNTY CLERK Charlotte L. Petersen
DEPUTY Karen Madors

732

FILED

01 MAY 14 PM 3:41

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY, CLERK
BLAIR, NEBR.

**DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION is made as of the 27th day of February, 2001, by Melvin Kroeger and Sheila Kroeger, husband and wife, hereinafter referred to as the "Declarant",

WITNESSETH:

WHEREAS, Declarant is the owner and developer of certain real property known as Kroeger Estates Subdivision and more particularly described as follows:

Tax Lots 15, 17 and 18, lying in the Northeast Quarter the Northeast Quarter (1/4 NE1/4) of Section Thirty-five (35), Township Seventeen (17) North, Range Eleven (11) East of the 6th P.M., Washington County, Nebraska, hereinafter referred to as "properties".

WHEREAS, Declarant intends to develop the real estate described hereinabove for residential purposes and to sell individual lots therein to third party purchasers for the construction of single-family dwellings, and

WHEREAS, Declarant desires hereby to impose upon said real estate mutual and beneficial restrictions, covenants, conditions, and charges under a general plan for the benefit of the owners of said real estate and future owners of the same, and

WHEREAS, Declarant will convey said lots, subject to certain protective covenants, conditions, restrictions, reservations, liens, and charges as hereinafter set forth.

NOW, THEREFORE, in consideration of the premises, Declarant, for itself, it's successors, assigns, and all future grantees and successors in title, does hereby impose, create, and place upon the real estate described hereinabove the reservations, conditions, covenants, and restrictions (all of which are hereby termed "Covenants") contained hereinbelow. Declarant further, declares that said real estate is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, and occupied subject to the provisions of this Declaration, all of which is declared to be in furtherance of a plan for the development, improvement and sale of lots within said real estate and are established for the purpose of enhancing the value, desirability, and attractiveness thereof. The provisions of this Declaration are intended to create mutual equitable servitudes upon the real estate; to create reciprocal rights between the respective owners of individual lots therein; to create a privity of contract and estate between the grantees thereof, their heirs and assigns, and shall, as to the owners of any interest in said real estate, their heirs, successors and assigns, operate as covenants running with the land for the benefit of each and all other owners of said real estate, and this shall be so, even if said covenants are omitted from any deed or instrument of conveyance of said lands, or any part thereof.

By accepting the delivery of a deed to any of said lots, a grantee shall bind himself, herself, his or her heirs, his or her personal representatives,

Recorded _____
General _____
Numerical _____
Photostat _____
Printer _____