

Filed For Record 10-2-00 # 1112 A M
Instrument # 2000 24598
Lloyd J. Dowling Register of Deed Sary Co, NE

PERMANENT STORM SEWER
(EASEMENT)

Counter 6 W
Verify M
D.E. M
Proof 2
Fee \$ 15.50
Cash ☐ Chg ☐
1003

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, AAA Storage of Bellevue, L.L.C., a Nebraska limited liability company (the "Grantor"), hereby grants, transfers and conveys to the City of Bellevue, a Nebraska municipal corporation, and its successors and assigns (the "Grantee"), a permanent storm sewer easement in, through, over and under the parcel of land described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof the legal description of the easement area, hereinafter referred to as the "Easement Area",

on which the Grantor shall construct at its cost a storm sewer line to drain storm sewer water. Grantee shall have the right to enter upon said Easement Area at any time to inspect, construct, reconstruct, maintain and repair said storm sewer line.

After completion of the initial installation of the storm sewer line by the Grantor, the Grantor and the Grantee shall have the right to reconstruct, maintain and repair the storm sewer line, and the party who performs such work, shall repair or restore any damage done on any subsequent entry on the Easement Area.

No building or other structure shall be placed over said Easement Area by the Grantor, or its successors or assigns, without the express written approval of the Grantee, provided, paving, parking areas, driveways, trees, grass and shrubbery, may be installed within the Easement Area by the Grantor, and its successors and assigns, and that in the event it becomes necessary to repair, remove or replace said sewer line or drainage area, the party performing such work shall have the right to remove such paving, parking areas, driveways, trees, grass and shrubbery, and said premises shall thereafter be restored by such party to the condition existing before said removal.

The Grantor hereby warrants and confirms to the Grantee that it is the owner of the Easement Area and that it has the right to grant and convey this easement in the manner set forth herein. This easement runs with the land and shall run in favor of and be binding upon the parties hereto and to their respective grantees, assigns, successors and agents.

Dated this 7th day of September, 2000.

24598

2000-245984

GRANTOR:

AAA Storage of Bellevue, L.L.C., a
Nebraska limited liability company

By: [Signature]
Its Member

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

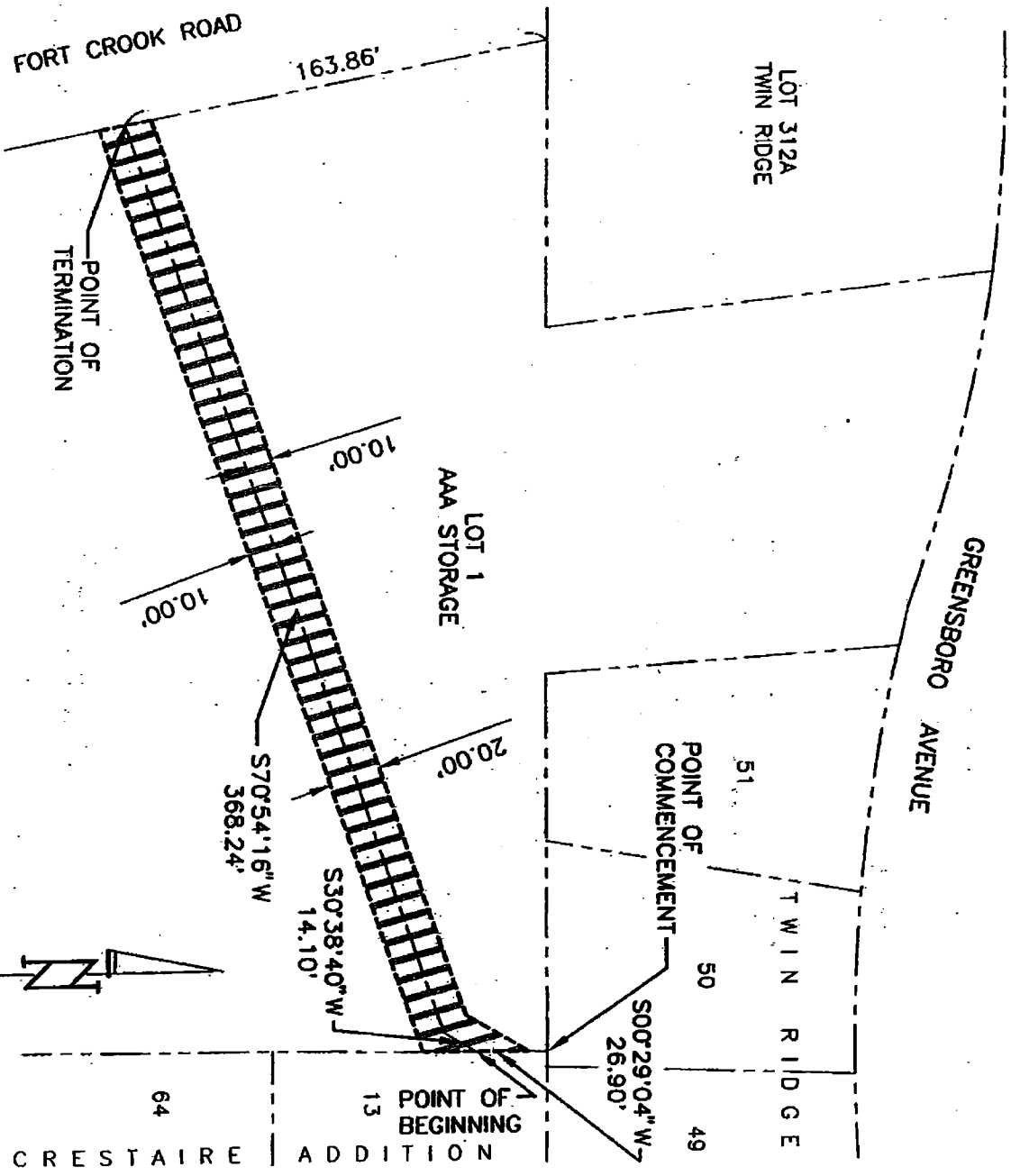
On this 1st day of September, 2000, before me, a Notary Public duly
commissioned and qualified in and for said County and State, personally came
John E. Lande, known to me to be a member of AAA Storage
of Bellevue, L.L.C., a Nebraska limited liability company, and an authorized signator of such
company, who signed the foregoing instrument, and acknowledged the execution thereof to be his
voluntary act and deed and the voluntary act and deed of said company.

WITNESS my hand and notarial seal the day and year last above written.



Ann C. Wade
Notary Public

2000-24598B



LEGAL DESCRIPTION

SCALE 1" = 60'

A 20.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 1, AAA STORAGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, THE CENTERLINE OF SAID 20.00 FOOT WIDE STRIP OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF LOT 13, CRESTAIRE ADDITION, A SUBDIVISION IN SAID SARPY COUNTY;

THENCE S00°29'04"W (ASSUMED BEARING) 26.90 FEET ON THE EASTERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING;

THENCE S30°38'40"W 14.10 FEET;

THENCE S70°54'16"W 368.24 FEET TO THE WESTERLY LINE OF SAID LOT 1 AND THE POINT OF TERMINATION, WITH THE OUTER LIMITS OF SAID 20.00 FOOT WIDE STRIP OF LAND BEING EXTENDED TO MEET THE EASTERLY AND WESTERLY LINES OF SAID LOT 1.

AAA STORAGE
THOMPSON, DREESSEN & DORNER, INC.,

TD2 JOB NO.: 200-274-85EXH
10836 OLD MILL ROAD, OMAHA, NEBRASKA

DATE: SEPT. 5, 2000
68154, 402-330-8860

"EXHIBIT A"