

33-16-12
North of us

BOOK 510 PAGE 193

LICENSE AND EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: Whereas, Edward E. Wilczewski and Kathleen L. Wilczewski, husband and wife, hereinafter referred to as "grantors" are the owners of the following described property:

A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of the Southeast 1/4 of Section 33; thence North 00 degrees 02 minutes 00 seconds West (assumed bearing) along the East line of said Southwest 1/4 of the Southeast of Section 33, a distance of 825 feet; thence South 89 degrees 58 minutes 00 seconds West, a distance of 33.00 feet to the point of beginning, said point being on the West right-of-way line of 99th Street; thence continuing South 89 degrees 58 minutes 00 seconds West, a distance of 135.00 feet; thence North 00 degrees 02 minutes 00 seconds East, a distance of 10.00 feet; thence North 89 degrees 58 minutes 00 seconds East, a distance of 135 feet to the West right-of-way line of 99th Street; thence South 00 degrees 02 minutes 00 seconds East along the West right-of-way line of 99th Street, a distance of 10.00 feet to the point of beginning.

Said property, for convenience, shall be referred to herein as "parking area", and; ' "

Whereas, August Development Co., a Nebraska corporation, hereinafter referred to as "grantee" is the owner of the following described property:

A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of the Southeast 1/4 of Section 33; thence North 00 degrees 02 minutes 00 seconds West (assumed bearing) along the East line of said Southwest 1/4 of the Southeast 1/4 of Section 33, a distance of 675.00 feet;

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thence South 89 degrees 58 minutes 00 seconds West, a distance of 33.00 feet to the point of beginning, said point being on the West right-of-way line of 99th Street; thence continuing South 89 degrees 58 minutes 00 seconds West, a distance of 135.00 feet, thence North 00 degrees 02 minutes 00 seconds East, a distance of 150 feet; thence North 89 degrees 58 minutes 00 seconds East, a distance of 135 feet to the West right-of-way line of 99th Street; thence South 00 degrees 02 minutes 00 seconds East along the West right-of-way line of 99th Street, a distance of 150.00 feet to the point of beginning.

Said real property, for convenience, referred to as parcel "A", and;

Whereas, the grantor is desirous of granting to the grantee a License and Easement to use the property described as "parking area" for the purpose of the operation, maintenance and use as a hard-surfaced parking lot area, and;

Whereas, grantee is desirous of obtaining an Easement for the purpose of the construction, operation and maintenance of a hard-surfaced parking lot on the area described as the "parking area" from grantor.

Now, therefore, for and in consideration of One Dollar (\$1.00) the receipt of which is hereby acknowledged, and for other valuable considerations, grantor does hereby grant and convey unto grantee, its successors and assigns a permanent exclusive License and Easement to permit the grantee to construct, operate and maintain a hard-surfaced parking lot on the real property described herein as "parking area".

To have and to hold the same unto the grantee and its successors and assigns forever in the said Easement granted herein shall vest exclusively in the grantee and its successors and assigns and nothing contained herein shall be construed to vest any right, title or interest in any individual user of the afore described "parking area".

The License and Easement granted herein shall run with the land and shall terminate upon the abandonment of the License and Easement by grantee.

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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and affixed their corporate seals this 10th day of April, 1972.

AUGUST DEVELOPMENT CO.

By

President:

ATTEST:

Secretary

Edward E. Wilczewski

Kathleen L. Wilczewski

STATE OF NEBRASKA)) SS.
COUNTY OF DOUGLAS)

Now on this 10th day of April, 1972, before me, the undersigned, a notary public in and for said county and state personally appeared Sterling R. Flott, President and Edward E. Wilczewski, Secretary of August Development Co., a corporation, to me known to be the identical persons who executed the foregoing instrument and they acknowledged the same to be their voluntary act and deed as such officers and the voluntary act and deed of said corporation.

Notary Public

GORDON H. MILES
 Notary Public, State of Neb.
 My Commission Expires
 February 26, 1978

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

Now on this 10th day of April, 1972, before me, the undersigned, a notary public in and for said county and state personally appeared Edward E. Wilczewski and Kathleen L. Wilczewski, husband and wife, to me known to be the identical persons who executed the foregoing instrument, and they acknowledged the execution thereof to be their voluntary act and deed.

Notary Public

GORDON H. MILLER
NOTARY, State of California
My Commission Expires
February 25, 1976

17. ENTERED IN NUMERICAL INDEX AND RECORD IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 19 DAY OF May 1972 AT 3:24 P.M. C. HAROLD OSLEY, REGISTER OF DEEDS 9.25

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