



MISC 2004097991



JUL 23 2004 14:10 P 4

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2004097991

GRANT OF EASEMENT

* UNITED STATES OF AMERICA

*

*

BY: GARY CRONE and JODY J. CRONE

* STATE OF NEBRASKA

TO: TLC PROPERTIES, INC.

* COUNTY OF DOUGLAS

CONSENT AND SUBORDINATION: MID CITY BANK

mix 4
20.50
FEE 20.50 FB 01-60000
BKFD 2-15-10 C/O AD CGMP _____

DEL _____ SCAN _____ FV _____

This Grant of Easement ("Agreement") is made this 3 day of June, 2004, by and between Gary Crone and Jody J. Crone, whose address is 22145 W. Maple Rd. Elkhorn, Nebraska 68022 ("Grantor"), and TLC PROPERTIES, INC., a Louisiana Corporation, whose address is 5551 Corporate Boulevard, Baton Rouge, LA 70808 (TIN: 72-0640751) ("Grantee").

The Grantor, its successors and assigns, do hereby grant, sell and convey unto Grantee, its successors and assigns, a perpetual easement for the location, construction and maintenance of the outdoor advertising structure or structures and all necessary or desirable appurtenances on, in, through, over and upon the following described real property:

See Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor herein grants a perpetual easement subject to the following terms and conditions:

Easement shall consist of a perpetual servitude of use that runs with the land and shall include the right to access, service, maintain, improve or replace any outdoor advertising structure on the property described. This right shall include but not be limited to a right of ingress and egress, a right of overhang for electrical service, a right to maintain telecommunication devices (including but not limited to telecommunications towers and related ground facilities) and a right of view, prohibiting vegetation or improvements on the property described herein that would obstruct the view of advertising structure from the adjoining highway. Grantor agrees that Grantee may trim any or all trees and vegetation in, on or

return to:

FULLENKAMP, DOYLE & JOBEUN
11440 WEST CENTER ROAD
OMAHA, NEBRASKA 68144-4482 AJH

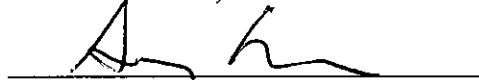
about the Easement as often as Grantee deems necessary to prevent obstruction or to improve the appearance of the structure. Grantee, its successors and assigns hereby specifically hold Grantor, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by Grantee's construction or maintenance activities on the property described.

Grantor warrants that it is the fee simple record owner of the real property to be subjected to this Easement, that such real property is not subject to any liens, that such real property is not encumbered by any restrictions, easements, covenants, leases or other rights that are in any way conflicting with or inconsistent with the conveyance herein made, and that Grantor has the right and authority to execute this Easement and to grant, sell and convey the rights set forth herein to Grantee.


TO HAVE AND TO HOLD the Easement, together with all and singular the rights and appurtenances thereto in any way belonging unto the Grantee, its successors and assigns, forever; and Grantor does hereby bind Grantor, Grantor's successors and assigns, TO WARRANT and FOREVER DEFEND all and singular the Easement and rights appurtenant unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS this 3 day of JUNE, 2004.

GRANTOR:
GARY CRONE,



JODY J. CRONE,

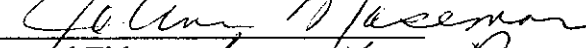


CONSENT AND SUBORDINATION

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mid City Bank, Trustee and Beneficiary under that certain Deed of Trust executed by Gary Crone and Jody J. Crone as Trustor, dated December 5, 2002, filed of record on December 19, 2002 in Book 7667, Page 364 of the Mortgage records of Douglas County, Nebraska, securing the sum of \$1,230,750.00, does hereby consent to the easement set forth above, and does hereby subordinate any and all interest Mid City Bank may have in the Property to such easement.

Dated this 3 day of June 2004.

MID CITY BANK,

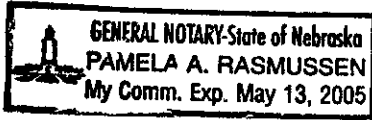
By: 
Name and Title: Asst. Vice Pres.

STATE OF NEBRASKA)
)
COUNTY OF Douglas)

ss.

Before me, the undersigned, Notary Public in and for said County and State appeared Gary Crone and Jody J. Crone, husband and wife, known to me to be the identical persons who signed the above instrument and acknowledged the execution thereof to be his/her voluntary act and deed.

WITNESS my hand and Notarial Seal this 3rd day of June 2004.



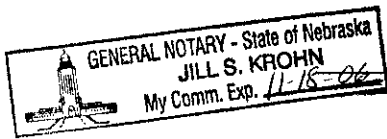
Pamela A Rasmussen
Notary Public

STATE OF NEBRASKA)
)
COUNTY OF Douglas)

ss.

Before me, the undersigned, Notary Public in and for said County and State appeared JOANN MASMAN, as SR. V.P. of Mid City Bank, known to me to be the identical person who signed the above instrument and acknowledged the execution thereof to be his/her voluntary act and deed on behalf of said entity.

WITNESS my hand and Notarial Seal this 3rd day of June 2004.



Jill S. Krohn
Notary Public

EXHIBIT A

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, RUNNING THENCE NORTH 15.30 CHAINS TO THE CENTER OF THE COUNTY ROAD; THENCE EAST ALONG THE CENTER OF SAID ROAD 10.60 CHAINS; THENCE SOUTH 42° EAST ALONG THE CENTER LINE OF SAID ROAD, 468 FEET TO THE NORTHWEST CORNER OF THE CEMETERY; THENCE SOUTH ALONG THE WEST LINE OF SAID CEMETERY, 725 FEET TO THE SECTION LINE; THENCE WEST ALONG THE SECTION LINE 1007 FEET TO PLACE OF BEGINNING, EXCEPT A STRIP 42 RODS LONG NORTH AND SOUTH BY 1 1/2 RODS WIDE EAST AND WEST, NEXT TO THE CEMETERY; ALSO ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AFORESAID, LYING SOUTH OF THE CENTER LINE OF SAID COUNTY ROAD, ALL IN DOUGLAS COUNTY, NEBRASKA.

EXCEPT THOSE PARTS DEEDED TO THE STATE OF NEBRASKA, AS SET FORTH IN DEED RECORDED IN BOOK 1647 AT PAGE 59, IN BOOK 2082 AT PAGE 320 AND IN BOOK 2102 AT PAGE 92.