

GRANT OF EASEMENT

THIS AGREEMENT made this 1st day of April, 1982, by and between 3535 HARNEY, INC., a Nebraska corporation, Grantor, and JOHN D. ELLSWORTH, TRUSTEE, Grantee.

1. Grantor, pursuant to a contract between the parties dated as of November 4, 1981 (the Contract), has sold to Grantee certain real estate described as Parcel 1 in Exhibit A attached hereto and incorporated by reference herein. Grantor has retained title to real estate described as Parcel 2 in Exhibit A.

2. The parties have agreed to grant each other certain easements over Parcel 1 and Parcel 2 for ingress and egress to Parcel 1 and Parcel 2 from Dewey Street. The parties now desire to incorporate the terms of the grants of such easements in this Agreement which shall be a complete expression of the agreement between the parties with respect to such easements and will supersede and replace any provisions in the Contract concerning such easements.

NOW, THEREFORE, the parties in consideration of their mutual covenants agree as follows:

1. Grantor grants to Grantee, its successors and assigns a perpetual non-exclusive easement for Grantee, its tenants and licensees at all times hereafter and for all purposes connected with Grantee's use of Parcel 1 to pass over that portion of Parcel 2 described in Exhibit A as "Grantee's Easement" for purposes of ingress and egress to Dewey Street.

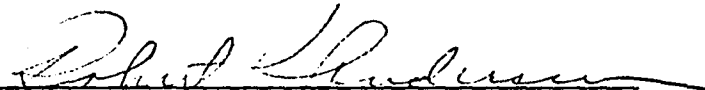
2. Grantee grants to Grantor, its successors and assigns a perpetual non-exclusive easement for Grantor, its tenants and licensees at all times hereafter and for all purposes connected with Grantor's use of Parcel 2 to pass over that portion of Parcel 1 described in Exhibit A as "Grantor's Easement", for purposes of ingress and egress to Dewey Street.

3. The Parties covenant that they have good and marketable title to the easements granted herein subject only to a mortgage in favor of Prudential Insurance Company of America dated June 27, 1968 and recorded at Book 1764 Page 205 of the Mortgage Records of the Douglas County Register of Deeds, and a Trust Deed from Grantee to Grantor dated as of April 1, 1982 and recorded at Book 2493 Page 220 of the Mortgage Records of the Douglas County Register of Deeds.

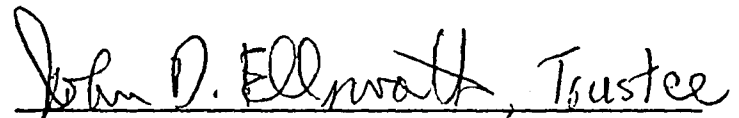
4. The easement granted herein by Grantor shall be for the use and benefit of Parcel 1 and shall run with title to Parcel 1 and shall inure to the benefit of and be binding upon the parties, their personal representatives, heirs, successors and assigns.

5. The easement granted herein by Grantee shall be for the use and benefit of Parcel 2 and shall run with title to Parcel 2 and shall inure to the benefit of and be binding upon the parties, their personal representatives, heirs, successors and assigns.

3535 HARNEY, INC.

By 
Its President

GRANTOR

, Trustee
John D. Ellsworth, Trustee
GRANTEE

PARCEL 1.

The South 90.00 feet of Lot 19, together with the South 90.00 feet of the East 25.00 feet of Lot 18, Block 3, Reeds 5th Addition, an Addition to the City of Omaha, Douglas County, Nebraska.

PARCEL 2.

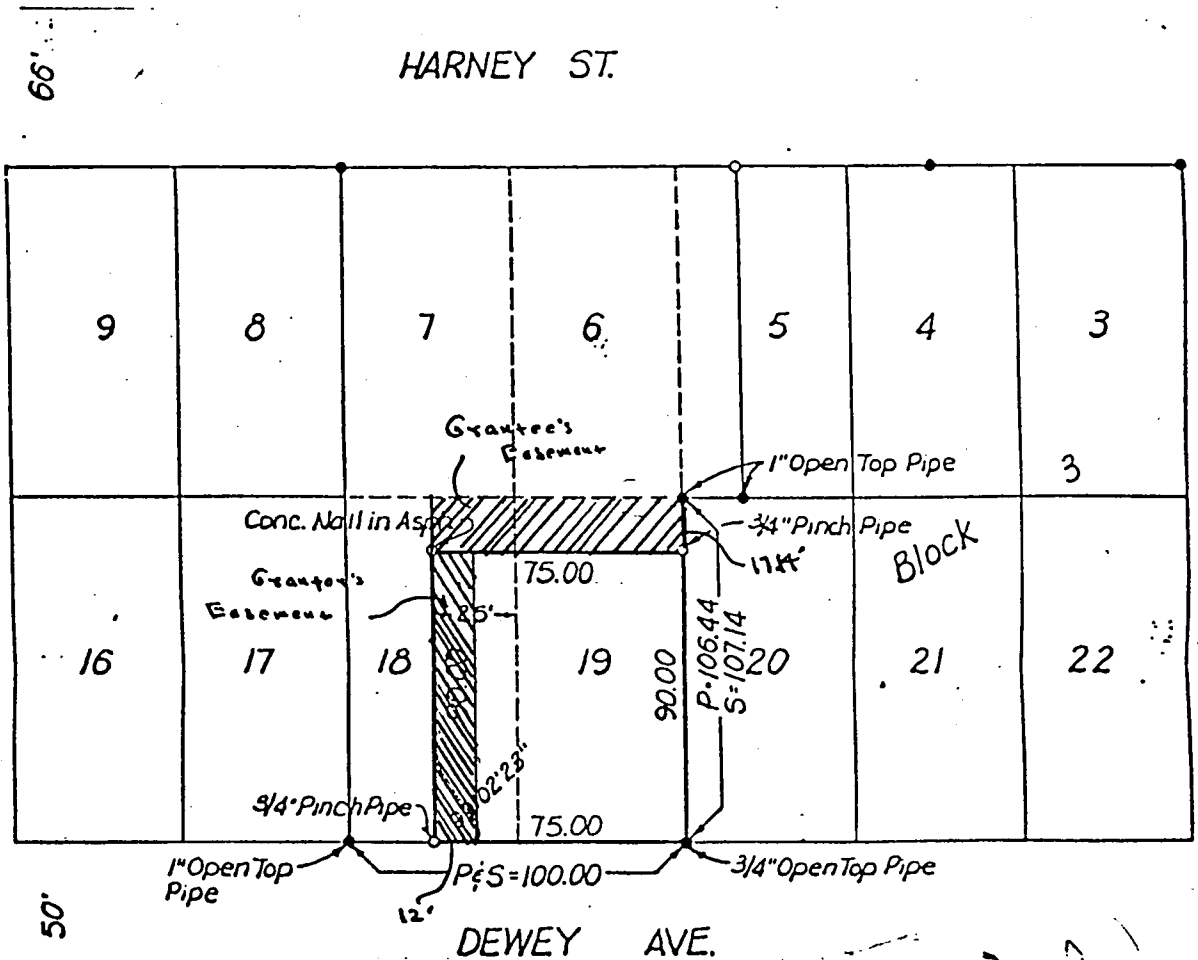
The West 17.00 feet of Lot 5, Lots 6, 7, 18 and 19, Block 3, Reeds 5th Addition, an Addition to the City of Omaha, Douglas County, Nebraska, and excepting therefrom the following described parcel: The South 90.00 feet of Lot 19, together with the South 90.00 feet of the East 25.00 feet of Lot 18, Block 3, Reeds 5th Addition, an Addition to the City of Omaha, Douglas County, Nebraska.

GRANTEE'S EASEMENT.

The North 17.14 feet of Lot 19, together with the North 17.14 feet of the East 25 feet of Lot 18, Block 3, Reeds 5th Addition, an Addition to the City of Omaha, Douglas County, Nebraska, as shown on attached survey.

GRANTOR'S EASEMENT.

The West 12 feet of the East 25 feet of the South 90 feet of Lot 18, Block 3, Reeds 5th Addition, an Addition to the City of Omaha, Douglas County, Nebraska, as shown on the attached survey.



66'

HARNEY ST.

50'

DEWEY AVE.

Handwritten note: 1/2

RECEIVED
1982 APR -2 AM 11:49

C. HAROLD OSTLER
REGISTER OF DEEDS

Handwritten notes and stamps:
Book 668
Page 743
of 100
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Inbox
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42-111