

PROJECT NO. 11-515(7)

TRACT NO. 194

BOOK 487 PAGE 679

EASEMENT

THIS INDENTURE, made this 28 day of January, 19 70

between W-B INVESTMENT COMPANY, a corporation,
hereinafter referred to as "Grantor(s)", and the City of Omaha, Nebraska, a Municipal Corporation
hereinafter called "City",

WITNESSETH:

That said Grantor(s) in consideration of the sum of One and
no/100----- Dollars (\$ 1.00) and other valuable

consideration, to Grantor(s) in hand paid by said City, the receipt whereof is hereby acknowledged
does or do hereby grant, sell, convey and confirm unto said City and its assigns forever,
an easement as follows:

A five point zero zero (5.00) foot wide permanent easement for the purpose of
constructing and maintaining a retaining wall on that part of Lots Eleven (11)
and Twelve (12), Block Sixty-Eight (68), South Omaha Addition to the City of Omaha,
Douglas County, Nebraska as surveyed, platted and recorded more particularly
described as follows: The east five point zero zero (5.00) feet of Lot Eleven (11),
and that part of Lot Twelve (12) described as follows: Beginning at the Southeast
corner of Lot Twelve (12); thence west along the southerly line of said lot,
a distance of five point zero zero (5.00) feet; thence northwesterly to a point
on the north line of Lot Twelve (12), said point being twenty point zero zero feet
(20.00) west of the Northeast corner of Lot Twelve (12); thence east five (5) feet;
thence Southeast to the point of beginning.

The City shall build at least a Six (6) foot retaining wall in said easement,
maintain and keep said wall in reasonable repair with plantings, fills, etc. as
is necessary, all as more specifically provided in an Agreement between the
parties.

No buildings, improvements, or structures, shall be placed in, on, over or across said
easements by undersigned, his or their successors and assigns without express approval of the City
of Omaha. ~~Any trees, grass, and shrubbery placed on said easement shall be maintained by Grantor(s)~~
~~or their heirs, successors and assigns.~~

Said City shall cause any trench made on aforesaid realty to be properly refilled, and
shall cause grass seed to be sown over said trench, and shall cause the premises to be left in a
neat and orderly condition. This easement is also for the benefit of any contractor, agent, em-
ployee and representative of the City and any of said construction and work.

Said Grantor(s) for himself or themselves and his or their heirs, executors and admin-
istrators does or do confirm with the said City and its assigns, that he or they, the Grantor(s)
is or are well seized in fee of the above described property and that he or they has or have the
right to grant and convey this easement in the manner and form aforesaid, and that he or they will
and his or their heirs, executors and administrators, shall warrant and defend this easement to
said City and its assigns against the lawful claims and demands of all persons.
This easement runs with the land.

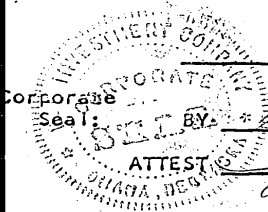
The consideration recited includes damages for change of grade, if any, and any and all
claims for damage arising from change of grade or grading are hereby waived.

IN WITNESS WHEREOF, said Grantor(s) has or have hereunto set his or their hand(s) and
seal(s) the day and year first above written.

W-B INVESTMENT COMPANY
Name of Corporation

Barry L. Larson President

Warren C. Larson Secretary
ATTEST
WARREN C. LARSON



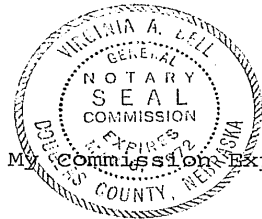
(Acknowledgment on reverse side hereof)

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STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On this 28th day of January, 1970, before me, the under-
signed, a Notary Public in and for said County, personally came Barry L. Larson
President of W-B Investment Company a Nebraska Corporation, and Warren C.
Larson, Secretary of said Corporation, to me personally known to be the
President and Secretary respectively of said Corporation and the identical
persons whose names are affixed to the foregoing instrument, and acknowledged
the execution thereof to be their respective voluntary act and deed as such
officers and the voluntary act and deed of said Corporation, and the Corporate
Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County
the day and year last above written.



Virginia A Bell
Notary Public

My Commission Expires May 6, 1970

By Barry L. Larson Deputy
N 501-248 (City of Omaha)
Compared 65 Fee

The STATE OF NEBRASKA } ss.
County of Douglas }
Entered in Numerical Index and filed
for Record in the office of the Register of
Deeds of said County and recorded in
Book 487 of Map
Page 679
Virginia A Bell
Register of Deeds

RECEIVED
1970 MAR 19 AM 10 15
C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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