

PROJECT NO. U-515(7)
BOOK 488 PAGE 707
TRACT NO. 196

E A S E M E N T

THIS INDENTURE, made this 18th day of February, 1970

between MARGARET ERNESTINE BERQUIST
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 _____
-----Two Hundred and No/100----- Dollars (\$ 200.00) 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, a sewer
and drainage easement for the right to use, construct, build, lay, maintain, repair and construct
sanitary or storm sewer pipe or drainage way for the passage of sewer water and sewage or storm
water, together with all appurtenances, wires, lines, poles, structures, and other applicable
equipment pertaining to any sewer, or drainage facility, in, through, over and under the parcel of
land described as follows, to-wit:

A 5-foot wide Permanent Easement for the purpose of constructing and maintaining a
retaining wall on that part of Lot 10, Block 68, South Omaha Addition in the City of
Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, more particularly
described as follows:

The North 50.00 feet of the East 5.00 feet of said Lot 10.

This easement is given upon the express condition that the "City" will
construct said retaining wall in such a manner that there will be no excess
drainage or diversion of surface waters upon the Grantor's property so as to
damage or diminish her use thereof.

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), his 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.

Margaret Ernestine Berquist

Name of Corporation

Corporate Seal: BY _____ President

ATTEST _____ Secretary

(Acknowledgment on reverse side hereof)

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STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this 18th day of FEBRUARY, 1970, before me, a Notary Public, in and for said County, personally came the above named:

MARGARET ERNESTINE BERQUIST

who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the date aforesaid.



[Signature]
Notary Public

My Commission Expires May 24, 1971

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County, personally came _____

President of _____

a _____ Corporation, and _____

_____, 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.

Notary Public

My Commission Expires _____

THE STATE OF NEBRASKA }
Douglas County }
Filed in Numerical Index and Filed
for record in the office of the Register of
Deeds of said County and recorded in
Book 488 of Miss
Page 707
By C. Harold Ostler
Register of Deeds
Deputy
MAIL City of Omaha
Public Notary
N
Compared 1-24-71 G.P.N.P.G.
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RECEIVED
1970 APR 29 AM 11 44
C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Miss