

SEWER EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Anth. S. Battisto & Roland F. Waite does hereby grant and confirm unto Fred + Rose Bruning its successors and assigns, permanent full and free right, liberty and authority for sewer hookup purposes to enter upon and to construct, operate, and maintain sewer improvements upon the following described lands, TO WIT:

The west 7 ft. of Lot D part of Lot 1 Mockingbird Hills West an addition in Douglas County, Nebraska. See Exhibit "A" attached.

The rights and privileges herein granted shall be subject to the following terms and conditions:

- 1) There is reserved to the grantor, his heirs and assigns, the right and privilege to use the above described land in any manner and for any purpose not inconsistent with the full use and enjoyment by Fred + Rose Bruning its successors and assigns, of the right and privileges herein granted.
- 2) The consideration recited herein shall constitute payment in full for all damages sustained by the grantor caused by the construction, maintenance, and inspection of the works of improvement described herein.
- 3) This easement includes the right of ingress and egress as required to carry out the provisions of this easement.
- 4) This easement shall not pass, nor shall the same be construed to pass to the Grantee, any fee simple interest or title to the above described lands.

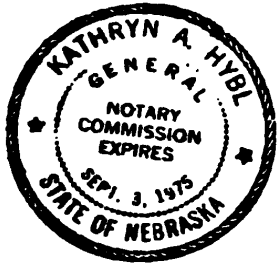
5) It is understood that no promises, verbal agreements, or understanding except as herein set forth will be honored by Fred + Rose Bruning.

6) This easement is granted for a strip of land no more than 7 feet in width and is to be used for sewer only. Grantee will replace any portion of asphalt removed in the easement area and guarantee upon replacement, that in the future if the asphalt settles, they will be responsible for repairing and restoring to original condition. This area shall be tamped and compacted in a workmanlike manner.

IN WITNESS WHEREOF, the Grantor sets his hand and seal this 3rd day of August, 1973.

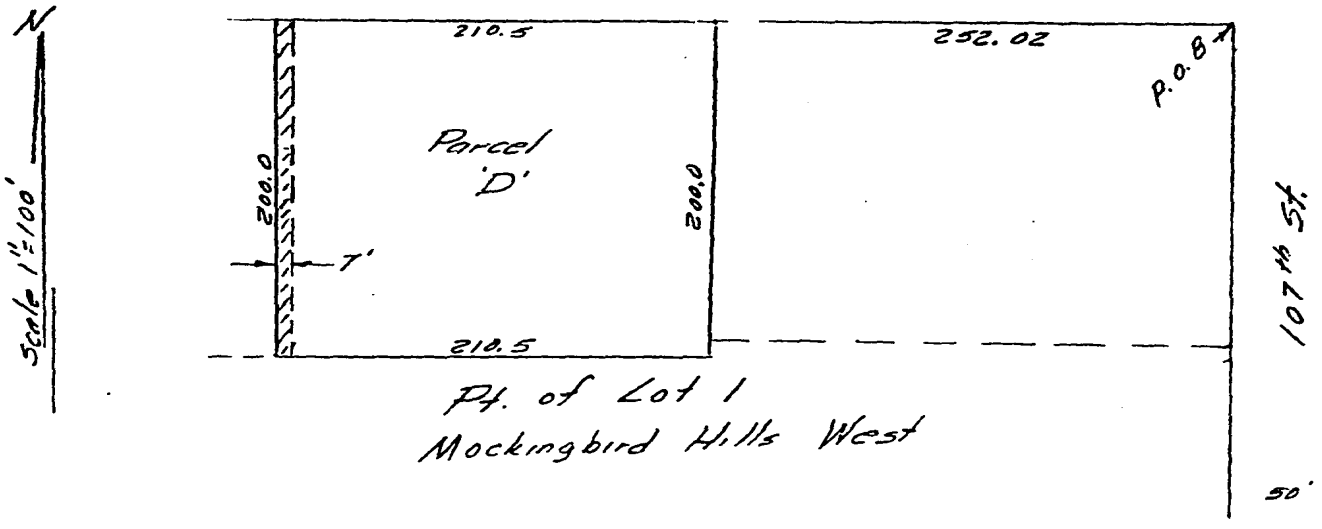
Anthony S. Bittick
Robert E. White

On this 3rd day of August, 1973, before me, a Notary Public in and for said County of Douglas, Nebraska, personally came Robert E. White & Anthony S. Bittick who is known personally to me to be the identical person whose name is affixed to the above instrument and acknowledges the same to be his voluntary act and deed.



Kathryn A. Hybl
NOTARY PUBLIC

PERMANENT UTILITY EASEMENT
The West 7.0 Feet of Parcel "D"



Legal Description:

A tract of land in Lot One, Mockingbird Hills West, an Addition in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of said Lot One; thence North 89° 40' 55" West assumed bearing along the South right-of-way of Mockingbird Drive, a distance of 252.02 Feet to the point of beginning; thence continuing West along the South right-of-way line of Mockingbird Drive, a distance of 210.50 Feet; thence South 00° 19' 05" West, a distance of 200.00 Feet; thence South 89° 40' 55" East, a distance of 210.50 Feet; thence North 00° 19' 05" East, a distance of 200.00 Feet; to the point of beginning.

Containing 0.96 Acres, more or less (42,100.00 Sq. Ft.)

Prepared by George E. Ehrhart & Associates August 3, 1973

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
10 DAY OF August 1973 AT 2:30 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS 925