



BK 0825 PG 204



MISC 1987 15244

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

BOOK 825 PAGE 204
EASEMENT

THIS INDENTURE, made this 12th day of August, 1987

between A & S Financial Services Inc., a Nebraska Corporation hereinafter referred to as "Grantor(s)," and the County of Douglas, State of Nebraska, hereinafter called "County."

WITNESSETH:

That said Grantor(s) in consideration of the sum of Five Hundred Dollars (\$ 500.00) and other valuable consideration, to Grantor(s) in hand paid by said County, the receipt whereof is hereby acknowledged, does or do hereby grant, sell, convey and confirm unto said County and its assigns forever, a drainage easement for the right to use, construct, build, maintain, repair and construct a drainage ditch and/or culvert, together with all appurtenances, structures, and other applicable works pertaining to such drainage facility in, through, over or under the parcel of land described as follows, to wit:

A PARCEL OF LAND BEING PART OF LOT 248, CRESCENT OAKS, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 143, CRESCENT OAKS; THENCE S. 01°57'16"E. (ASSUMED BEARING) ALONG THE WEST RIGHT-OF-WAY LINE OF 144th STREET, 128.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 01°57'16"E. ALONG SAID WEST RIGHT-OF-WAY, 326.24 FEET; THENCE N.54°47'32"W. 150.35 FEET; THENCE N.25°01'14"E., 264.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19,545 SQUARE FEET (0.45 ACRES) MORE OR LESS.

No buildings, improvements or structures shall be placed in, on, over or across said easements by undersigned, its successors and assigns without express approval of Douglas County. Any trees, grass and shrubbery placed on said easement shall be maintained by Grantor, its successors and assigns.

Said County shall cause any trench made on aforesaid realty to be properly refilled, seeded or sodded, 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, employee and representative of the County in connection with any of said construction and work. Said County shall maintain its culvert and/or ditch in good order so as to protect Grantor's lands from damage on account of improper failure of maintenance.

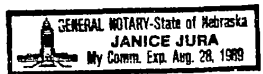
Said Grantor for itself and its successors and assigns does confirm with the said County and its assigns, that the Grantor is well seized in fee of the above described property and that it has the right to grant and convey this easement in the manner and form aforesaid, and that it will, and its successors and assigns shall warrant and defend this easement to said County and its assigns against the lawful claims and demands of all persons.

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.

A & S Financial Services Inc.
John H. Vaughn

STATE OF NEBRASKA, COUNTY OF Douglas

The foregoing instrument was acknowledged before me August 12, 19 87, by John H. Vaughn.



Janice Jura
Signature of Person Taking Acknowledgement
Notary Public
Title

15244
MISC B

RECEIVED
1987 AUG 28 AM 9:46
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

BK 825 N 85/444 C/D FEE \$500
PG 204 N 85/369 DEL 11 MC 0
OF [initials] COMP. [initials] F/B 71-8220