FILED FOR SECORD 10-3-80 AT 1/35 M IN BOOK 53 BD DXOC THES 25 C. 45 C. 49 ... 25 C. 49 ... 25 C. 49 ... 2015 COUNTY, NEW 10.00

Grant of Easement

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Ron Homes, Inc. a Nebraska corporation, hereinafter referred to as grantor, 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, does hereby grant and convey unto the City of LaVista its successors and assigns, herinafter referred to as grantee, a permanent easement and right-of-way over, under, and across the property described on Exhibit "A", attached hereto and by this reference made a part hereof, for the right to use, construct, build, lay, maintain, repair and construct a sanitary sewer for the passage of sewer water and sewage together with all appurtenances, pipes, structures and other applicable equipment pertaining to said sewer in, through, over and under the easement property.

No buildings or structures shall be placed in, on, over or across said permanent easement area by grantor or its successors and assigns. Any trees, grass or shrubbery placed on said easement area shall be maintained by grantor, its successors and assigns.

This easement is also for the benefit of any contractor, agent, employee, or representative of the grantee.

Said grantor, for itself and its successors and assigns, does hereby confirm with the said grantee and its successors and 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 and its successors and assigns shall warrant and defend this easement to the said grantee and its successors and assigns against the lawful claims and demands of all persons. This easements runs with the land and shall be binding on all successors and assigns of grantor.

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The consideration recited includes damages for change of grade, if any, at any time in the furture, and any and all claims for damages arising from change of grade or grading are hereby waived.

The said easement is hereby conveyed by the undersigned to have and to hold unto the said grantee, its successors and assigns, together with the right of ingress and egress from and to said premises for the purpose of construction, inspecting repairing, reconstructing, maintaining, enlarging, replacing or reducing and otherwise exercising its rights with respect to the said sewer installed thereon or thereunder, at the will of said grantee, its successors and assigns.

IN WITNESS WHEREOF, grantor has hereunto executed this Grant of Easement this 25th day of September, 1980.

> RON HOMES, INC., a Nebraska Corporation

ATTEST:

STATE OF NEBRASKA)

COUNTY OF DOUGLAS)

On this 25th day of A on this 25th day of Application, 1980, before me, a notary public, in and for said county and state, personally appeared for Smith and Clares Scale, to me know to Lat, 1980, before me, a be the President and Secretary of Ron Homes, Inc., a Nebraska Corporation, and the same persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said corporation.

GENERAL MUTHIN SID O Material L B LUDWIG by Consta Exp. Aug. 12, 1984

EXHIBIT "A"

The North 15 feet of the East 10 feet of Lot 1 and the East 10 feet of Lots 2, 3 and 4, all in Granville East Replat I, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.