

KNOW ALL MEN BY THESE PRESENTS:

That CANIGLIA BUILDERS, INC., a Nebraska corporation, and TOWER INVESTMENTS, INC., a Nebraska corporation, hereinafter referred to jointly as "Grantor", in consideration of one dollar and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, do hereby grant and convey unto THE ABBEY HOME OWNERS ASSOCIATION, a not-for-profit Nebraska corporation, hereinafter referred to as "Grantee", and to its successors and assigns, a permanent easement and right of way on, over, under and through the land described hereinafter, for the purpose of erection of fences and necessary appurtenances thereto, and for the right to enter upon such hereinafter described land and grade, level, fill, drain, build, maintain, repair and rebuild such fences and appurtenances thereto, to have and to hold the rights herein granted to said Grantee, its successors and assigns, for the benefit of the general public.

The property subject to the easement herein granted covers a tract of land consisting of the West ten feet (10') of Lots 2 through 9 and Lots 30 through 36, the North fifteen feet (15') of Lot 2 and the South fifteen feet (15') of Lot 30 in the Abbey, being a replat of Lots 229, 230, 231 and 403, Candlewood, an Addition in Section 18, Township 15 North, Range 12 East of the Sixth P.M., Douglas County, Nebraska, as shown on Exhibit "A" attached hereto.

The Grantee shall restore the surface of any soil excavated for any purpose hereunder, as near as may be reasonably possible, to the original contour thereof as soon after any work is performed as may be reasonably possible to do, and shall restore sod, but shall not otherwise be responsible for replacement of any trees, shrubs or other plantings.

The Grantor agrees that neither it nor its successors or assigns will at any time erect, construct or place on or below the surface of said tract of land any building or structure, and neither it nor they will give anyone else permission to do so.

IN WITNESS WHEREOF, the Grantor has caused this easement and right of way to be signed and executed on this 6th day of September, 1985.

CANIGLIA BUILDERS, INC.

ATTEST:

By Samuel T. Caniglia  
Samuel T. Caniglia, President

Maureen J. Caniglia  
Secretary

TOWER INVESTMENTS, INC.

ATTEST:

By John J. Maloney  
John J. Maloney, President

R. Lee Richardson  
Secretary

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BOOK 750 PAGE 695

STATE OF NEBRASKA )  
 ) SS  
COUNTY OF DOUGLAS )

BOOK 751 PAGE 456

The foregoing instrument was acknowledged before me by SAMUEL T. CANIGLIA, President of CANIGLIA BUILDERS, INC., a Nebraska corporation, on behalf of the corporation, on September 6, 1985.

THOMAS M. NESEB  
GENERAL NOTARY PUBLIC of Nebr.  
My Comm. Exp. Nov. 16, 1986

*Thomas M. Neseb*  
Notary Public

STATE OF NEBRASKA )  
 ) SS  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me by JOHN J. MALONEY, President of TOWER INVESTMENTS, INC. a Nebraska corporation, on behalf of the corporation, on September 6, 1985.

THOMAS M. NESEB  
GENERAL NOTARY PUBLIC of Nebr.  
My Comm. Exp. Nov. 16, 1986

*Thomas M. Neseb*  
Notary Public

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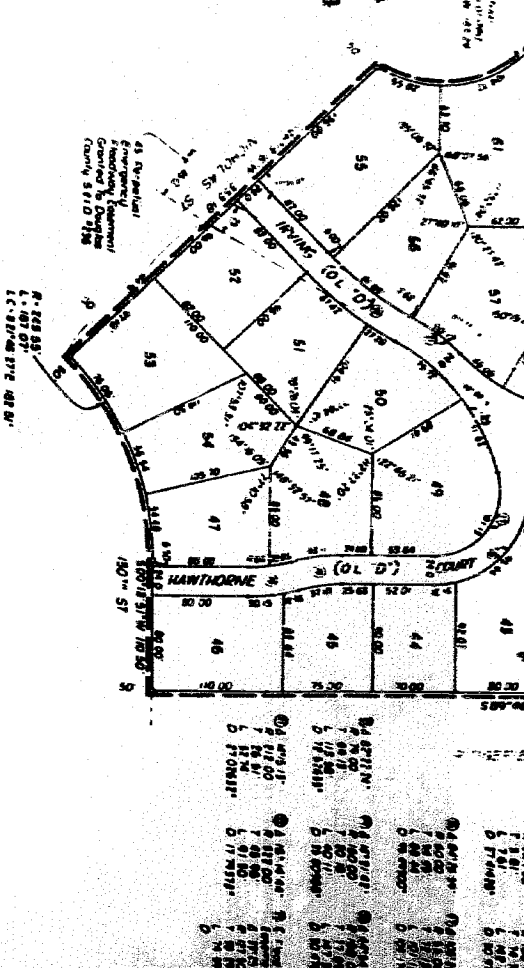
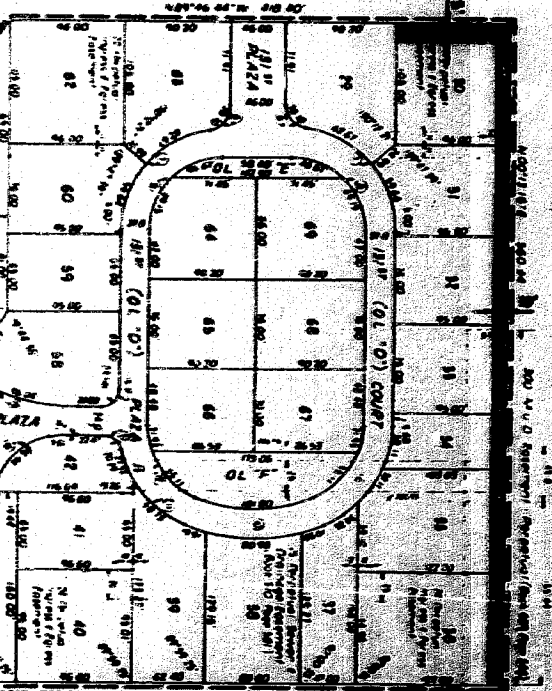
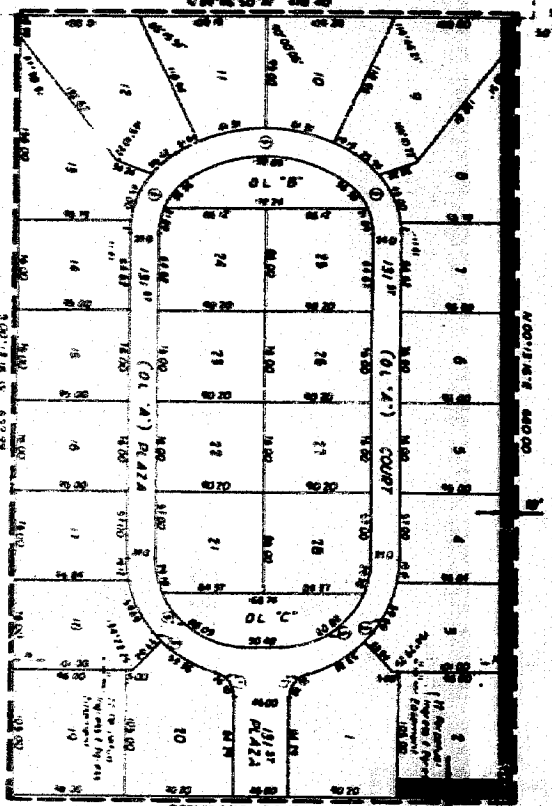
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GEORGE J. WELSH  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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THE ABBEY  
1081 1/2 N. LINCOLN (CORNER OF N. LINCOLN & 15TH ST.)  
DICKENS, NEBR. 68301  
Phone: 481-1111

THE ABBEY  
1081 1/2 N. LINCOLN (CORNER OF N. LINCOLN & 15TH ST.)  
DICKENS, NEBR. 68301  
Phone: 481-1111

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EXHIBIT A

THE ABBEY  
PLAZA

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CANIGLIA BUILDERS, INC.

ATTEST:

By Samuel T. Caniglia, Inc.  
Samuel T. Caniglia, President

Marilyn J. Caniglia, Sec.  
Secretary

TOWER INVESTMENTS, INC.

ATTEST:

By John J. Maloney  
John J. Maloney, President

R. Lee Richardson  
Secretary

STATE

COUNTY

T. C. corp 1985.

STATE

COUNTY

J. M. corp 1985.

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STATE OF NEBRASKA )  
 ) SS  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me by SAMUEL T. CANIGLIA, President of CANIGLIA BUILDERS, INC., a Nebraska corporation, on behalf of the corporation, on September 6, 1985.

THOMAS M. HELLER  
Notary Public

*Thomas M. Heller*  
Notary Public

STATE OF NEBRASKA )  
 ) SS  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me by JOHN J. MALONEY, President of TOWER INVESTMENTS, INC. a Nebraska corporation, on behalf of the corporation, on September 6, 1985.

THOMAS M. HELLER  
Notary Public

*Thomas M. Heller*  
Notary Public

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GEORGE J. HERRING  
REGISTERED  
DOUGLAS COUNTY, NEBR.

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