

NOV 26 1979

GRANT OF EASEMENT

PERMANENT SEWER EASEMENT

In consideration of the sum of One Dollar (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, Walnut Grove Townhomes Condominium Property Regime No. 1 hereafter referred to as "Grantor", hereby grants and conveys to Sanitary & Improvement District No. 249 of Douglas County, Nebraska, its successors and assigns, including, but not limited to, The City of Omaha, Douglas County, Nebraska, hereinafter referred to "Grantee", a Permanent Sewer Easement in, through, over and under the parcel of land described as follows:

(Exhibit "A" attached hereto and by this reference made a part of this Easement, describes the easement area.)

on which the Grantee may construct, reconstruct, maintain and repair a storm sewer line. Grantee shall have the right to enter upon said Easement area at any time to inspect, construct, reconstruct, maintain and repair said storm sewer line.

After completion of the initial installation of the storm sewer line, Grantee shall restore the easement area surface as nearly as possible to the condition existing prior to such work, and Grantee shall repair or restore any damage done by Grantee on any subsequent entry on the easement area.

Grantee is solely responsible for the constructing, operating and maintaining the above-described improvements and Grantee shall indemnify and hold harmless the Grantor, its successors and assigns, from any and all claims for personal injury or damage to the property arising out of or in connection with the constructing, operating, or maintaining of the above described improvement.

No building, improvement or other structure shall be placed over said Easement by the Grantor, his successor or assigns, without the express written approval of the Grantee, provided, that a hard surfaced street, parking lot, trees, grass and shrubbery may be installed within the easement by Grantor, his successors and assigns, and that in the event it becomes necessary to remove or replace said sewer line, the Grantee shall have the right to remove such street, parking lot, trees, grass or shrubbery and said premises shall thereafter be restored by the Grantee, its successors and assigns, to the condition thereof existing before said removal.

Said Grantor does hereby warrant and confirm to the Grantee that the Grantor is the owner of the above-described property and that he has the right to grant and convey this easement in the manner aforesaid and that he shall warrant and defend this easement to the Grantee, their successors and assigns, against any lawful claims and demands of all persons. This easement runs with the land and shall run in favor of and be binding upon the respective assigns, successors and agents of the Grantor and Grantee.

Dated this 8 day of November, 1979.

GRANTEE:

Sanitary & Improvement
District No. 249 of Douglas
County, Nebraska

By Arthur Andersen
Arthur Andersen, Chairman

By Ted Bayer
Ted Bayer, Clerk

GRANTOR:

Walnut Grove Townhomes Condominium
Property Regime No. 1

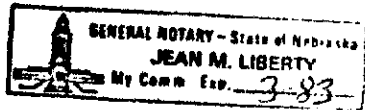
By David J. ...

STATE OF NEBRASKA)
) SS
COUNTY OF Douglas)

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On this 8 day of November, 1979, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally came Arthur C. Andersen, Clerk of SIM 249 who is personally known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his or their voluntary act and deed and the voluntary act and deed of said District.

WITNESS my hand and notarial seal the day and year last above written.

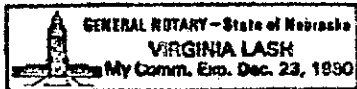


Jean M. Liberty
Notary Public in and for said County and State

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 8th day of November, 1979, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally came Ted Boyer, Clerk of SIM 249 who is personally known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his or their voluntary act and deed and the voluntary act and deed of said District.

WITNESS my hand and notarial seal the day and year last above written.

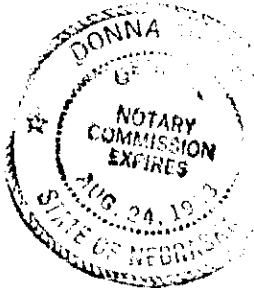


Virginia Lash
Notary Public in and for said County and State

STATE OF NEBRASKA)
) SS
COUNTY OF)

On this 19 day of Nov, 1979, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally came Donna Younkin who is personally known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his or their voluntary act and deed and the voluntary act and deed of said Regime No. 1.

WITNESS my hand and notarial seal the day and year last above written.



Donna Younkin
Notary Public in and for said County and State

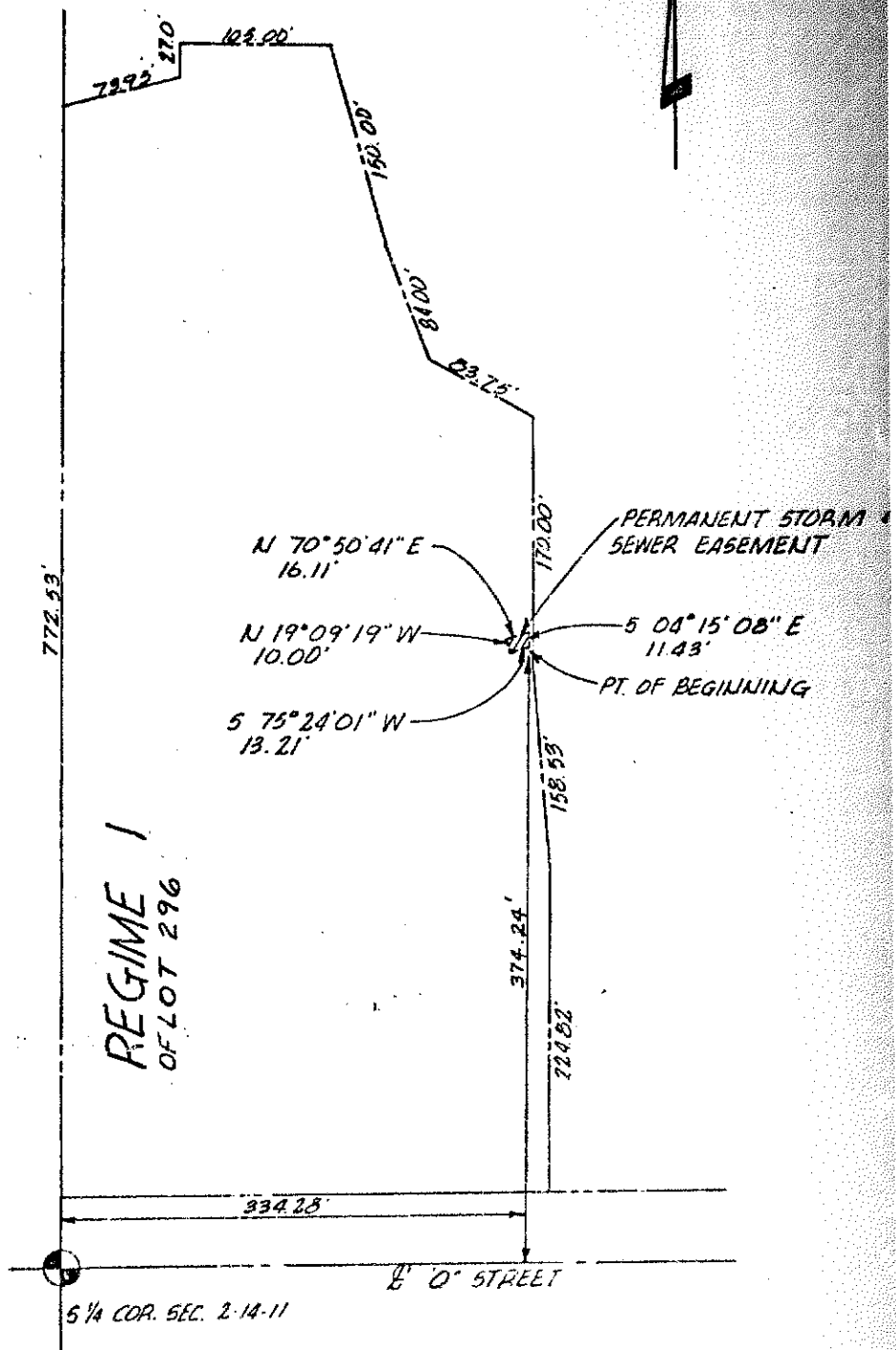
EXHIBIT "A"

LEGAL DESCRIPTION

Permanent Access Easement

A permanent access easement located along the center line of 150th Court in Regime 1 of the Walnut Grove Condominiums, a part of Lot 296, of Walnut Grove, a platted and recorded subdivision in Douglas County, Nebraska, more particularly described as follows:

Commencing at the South quarter corner of Section 02-14-11; thence North $90^{\circ}00'00''$ East, a distance of 180.63 feet; thence North $00^{\circ}54'30''$ West, a distance of 50.00 feet, to the point of beginning, including the area ten (10) feet on either side of the following traverse; thence North $00^{\circ}54'30''$ West, a distance of 130.0 feet; thence North $09^{\circ}44'21''$ East, a distance of 185.0 feet; thence North $77^{\circ}59'35''$ West, a distance of 97.0 feet; thence North $08^{\circ}21'00''$ East, a distance of 251.0 feet; thence North $16^{\circ}58'16''$ West, a distance of 130.0 feet; thence North $07^{\circ}04'00''$ West, a distance of 117.4 feet to the point of ending. Containing 15,608 square feet (0.36 acres).



THE SCHEMMER ASSOCIATES INC.
 ARCHITECTS · ENGINEERS · PLANNERS

(2 of 2 pages)

DESIGNED 1/1/77 DRAWN _____ CHECKED _____ DATE 11-27-77 SHEET NO. 235

C. H. ...

RECEIVED
 1979 DEC 27 PM 12:56

C. HAROLD WILLIAMS
 REGISTERED SURVEYOR
 DOUGLAS COUNTY, NEBR.

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