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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

GRANT OF EASEMENT

PERMANENT UTILITY EASEMENT

This Grant of Easement made this 18 th day of FEBRUARY 1998, between Celebrity Homes, Inc., hereinafter referred to as "Grantor", in favor of U.S. West Communications, hereinafter referred to as "US West" and its successors and assigns.

THAT, said Grantor in consideration of the sum of Two dollars ($ 2.00), and other valuable consideration, the following grants and agreements are made:

1. Grantor does hereby grant and confirm unto US West and its successors and assigns, the right to use the parcel of land described as follows, to-wit:

   SEE ATTACHED EXHIBIT "A"

2. Grantor does hereby grant and confirm unto US West, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing(including grading), inspecting and maintaining or operating communications facilities and associated appurtenances at the will of US West.

3. That no buildings or other structures shall be placed in, on, over or across said easement by Grantor, his successors and assigns, without express approval of US West, except that improvements such as minor grading, landscaping, roads, driveways, streets or parking areas may be constructed without US West approval provided there is no impact to the communications facility. Any of said improvements placed on said easement shall be maintained by Grantor, his successors or assigns.

4. US West shall cause any disturbance of grade made on said easement to be properly refilled 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 or representative of the US West.

5. That said Grantor for himself and his successors and assigns, do confirm with the U West and its assigns, that he the Grantor is well seized in fee of the above-described property and that he has the right to grant and convey this easement in the manner and form aforesaid. This easement runs with the land.

6. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings between the Grantor and US West or its agents; and that the Grantor, in executing and delivering this instrument, has not relied upon any promises, inducements or representations of the US West or its agents or employees except as are set forth herein.

IN WITNESS WHEREOF, said Grantor has executed this easement on the date first written above.

MC-43387

3925

FEE 10.00 FB

BKP Comp C/O COMP KP

DEL SCAN dc FV

GRRANTOR
CELEBRITY HOMES, INC., BY GALE LARSEN, PRESIDENT

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

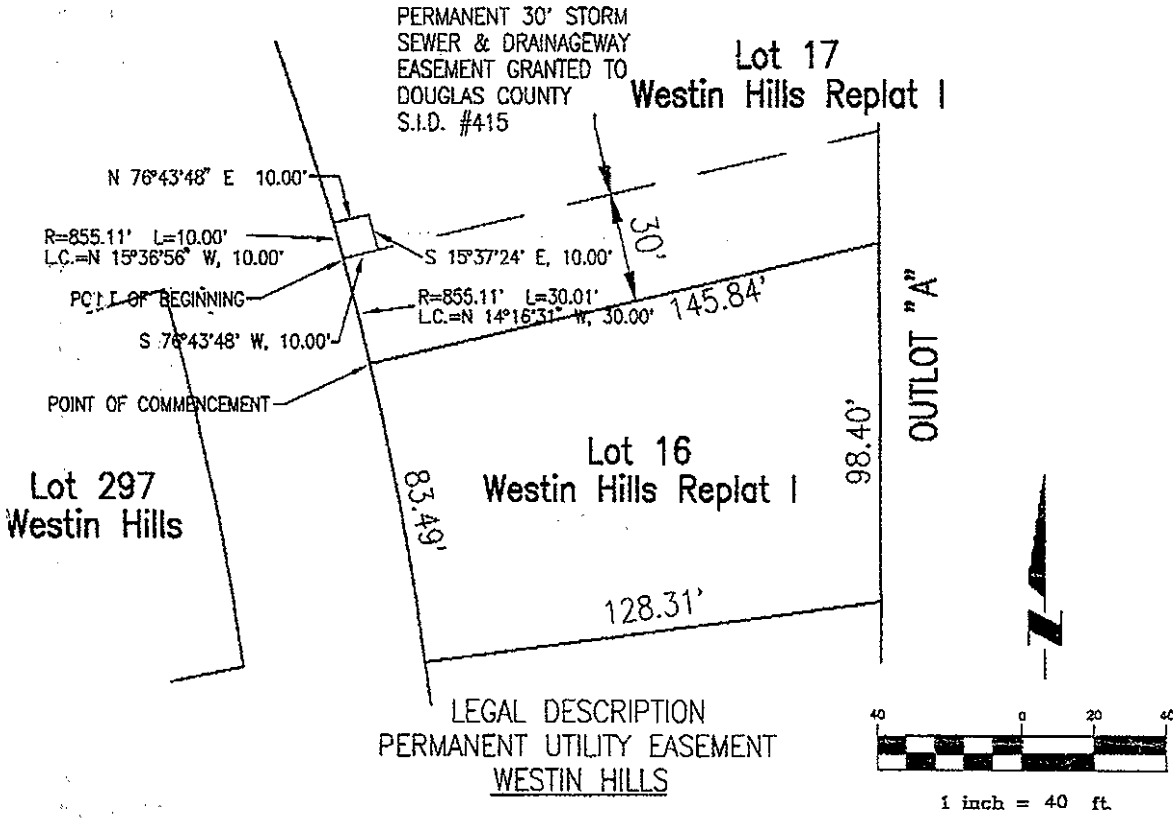
On this 18 th day of FEBRUARY, 1998, before me, a Notary Public in and for said County and State, personally appeared GALE LARSEN, PRESIDENT, CELEBRITY HOMES, INC., who executed the above and foregoing easement acknowledged the execution thereof to be their voluntary act and deed.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
LOREN JOHNSON
My Comm. Exp. Oct. 30, 2001

My Commission expires Oct. 30, 1998.

PERMANENT UTILITY EASEMENT
WESTIN HILLS



LEGAL DESCRIPTION
PERMANENT UTILITY EASEMENT
WESTIN HILLS

A permanent utility easement located in part of Lot 17, Westin Hills Replat I, a subdivision located in the NE 1/4 of Section 2; and also part of the NE 1/4 of said Section 2; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of Lot 17, Westin Hills Replat I; thence northerly along the west line of said lot 17, said line also being on the easterly right-of-way line of 144th Avenue, on a curve to the left with a radius of 855.11 feet, a distance of 30.01 feet, said curve having a long chord which bears N14°16'31"W, a distance of 30.00 feet; to the Point of Beginning; thence continuing northerly along the easterly right-of-way line of 144th Avenue on a curve to the left with a radius of 855.14 feet, a distance of 10.00 feet, said curve having a long chord which bears N15°36'56"W, a distance of 10.00 feet; thence N76°43'48"E, a distance of 10.00 feet, thence S15°37'24"W, a distance of 10.00 feet, thence S76°43'48"W, a distance of 10.00 feet, to the point of beginning.

Said permanent utility easement contains an area of 99.82 square feet or 0.002 acres, more or less.

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