

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2002-16416

2002 MAY -2 A 10:10 AM

*Sharon J. Baugous*  
REGISTER OF DEEDS

Counter 21  
Verify 21  
D.E. 21  
Proof 15.50  
Fee \$ 15.50  
Chk ☒ Cash ☐ Chg ☐  
10583

3095

### ASSIGNMENT AND ASSUMPTION OF LEASE

For value received, Don L. Baugous and Wilma R. Baugous, husband and wife, ("Assignor"), hereby assigns, sells, transfers and conveys to Craig H. Baugous and Nancy T. Baugous, husband and wife, (Assignee"), all the right, title and interest of Assignor in and to that certain Ground Lease Agreement dated as of April 1, 1990 (the "Ground Lease") by virtue of the Ground Lease dated April 1, 1990 between Beacon View, Inc., a Nebraska nonprofit corporation, as Lessor, and Frank J. Zajic and Elizabeth J. Zajic, husband and wife, as Lessees and recorded on October 23, 1990 as Instrument No. 90-15525 and assigned by the Assignment and Assumption of Lease dated June 12, 1992 and recorded September 21, 1992 as Instrument No. 92-19867 in the official records of Sarpy County, Nebraska, and covering the property described as:

See attached Exhibit "A"

16416

And (ii) Assignee hereby assumes any and all duties and obligations of Assignor pursuant to the Lease.

*Return To:*

Union Title Company  
P.O. Box 6169  
Lincoln, NE 68506-0169



202-16416 A

IN WITNESS WHEREOF, Assignor and Assignee have caused these presents to be signed and delivered the 26th day of April 2002.

Don L. Baugous  
Don L. Baugous

Wilma R. Baugous  
Wilma R. Baugous

ASSIGNORS

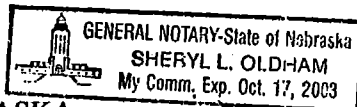
Craig H. Baugous  
Craig H. Baugous

Nancy T. Baugous  
Nancy T. Baugous

ASSIGNEES

STATE OF NEBRASKA )  
COUNTY OF Lancaster ) ss

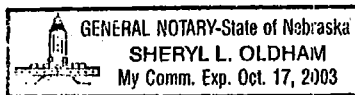
The foregoing instrument was acknowledged before me this 26th day of April, 2002 by Don L. Baugous and Wilma R. Baugous, Assignors.



S. Oldham  
Notary Public

STATE OF NEBRASKA )  
COUNTY OF Lancaster ) ss

The foregoing instrument was acknowledged before me this 25th day of April, 2002 by Craig H. Baugous and Nancy T. Baugous, Assignees.



S. Oldham  
Notary Public

2002-16416 B

EXHIBIT "A"

That part of Tax Lot "F" and Tax Lot "D" and Government Lot 2, all in Section 29, T 13 N, R 10 E of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the center of said Section 29; thence N 33 degrees 18 minutes 30 seconds W, 3086.53 feet to a point 50.0 feet South of the North line of said Section 29; thence S 89 degrees 37 minutes W on a line 50.0 feet South of and parallel with the North line of said Section 29, 264.41 feet; thence South 1199.6 feet; thence West 416.7 feet to a point on the Easterly bank of the Platte River; thence Southerly on the Easterly bank of the Platte River to a point where it intersects a line 100.0 feet Northwesterly from the centerline of CB&Q Railroad track; thence N 51 degrees 56 minutes E on a line 100.0 feet Northerly from and parallel with the centerline of said railroad tracks, 1844.87 feet; thence N 14 degrees 34 minutes W 54.46 feet; thence S 51 degrees 56 minutes W, 166.50 feet; thence S 71 degrees 36 minutes W, 69.1 feet; thence N 85 degrees 19 minutes 55 seconds W, 52.4 feet; thence N 60 degrees 29 minutes 35 seconds W, 48.9 feet; thence N 33 degrees 04 minutes 05 seconds W, 61.6 feet; thence N 18 degrees 14 minutes 25 seconds W, 79.9 feet; thence N 14 degrees 27 minutes 10 seconds W, 58.4 feet; thence North 115.7 feet to the point of beginning. (The East line of the NW 1/4 of Section 29 assumed North-South in direction.)

and

That part of Tax Lot "F" in the SE 1/4 of Section 29, T 13 N, R 10 E of the 6th P.M., Sarpy County, Nebraska more particularly described as follows: Beginning at a point on the West line of SE 1/4; being 115.51 feet South of the Center of said Section 29; thence S 14 degrees 27 minutes 10 seconds E, 58.4 feet; thence S 18 degrees 14 minutes 25 seconds E, 79.9 feet; thence S 33 degrees 04 minutes 05 seconds E, 61.6 feet; thence S 60 degrees 29 minutes 35 seconds E, 48.9 feet; thence S 85 degrees 19 minutes 55 seconds E, 52.4 feet; thence N 71 degrees 36 minutes E, 69.1 feet; thence N 51 degrees 56 minutes E, 166.50 feet; thence S 14 degrees 34 minutes E, 54.46 feet to the North R.O.W. line of C.B.&Q. Railroad; thence S 51 degrees 56 minutes W, 480.67 feet along the North R.O.W. line of C.B.&Q. Railroad to the West line of said SE 1/4; thence North 436.81 feet along the West line of said SE 1/4 to the place of beginning;

as Beacon View, Inc. has designated as Lot Twenty-four (24).

END OF LEGAL