

38759

PERMANENT EASEMENT

CAPITAL SOCCER ASSOCIATION, a Nebraska corporation, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from MARY VALJEAN BELL, a single person, GRANTEE, hereby conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201), to-wit:

A permanent easement over, across and through GRANTOR'S property, consisting of Tract A (as described on Exhibit A attached hereto) and Tract B (as described on Exhibit B attached hereto), to provide access to GRANTEE'S property consisting of Tract C (as described on Exhibit C attached hereto). Said permanent easement shall run from a point on the western boundary of Tracts A or B abutting North 70th Street to a point on the southern boundary of Tract C not more than ~~2233.55~~ feet west of the easternmost point of said southern boundary. Said points and the route of said permanent easement shall be specified by GRANTOR; provided, that GRANTEE may specify said points and route if GRANTOR fails to specify said points and route. The right of way provided by said permanent easement shall be 24 feet wide. GRANTEE shall use said permanent easement for the sole purpose of moving farm vehicles, machinery and equipment (including farm-related earthmoving equipment), to and from Tract C. This easement shall run with the land or any subdivision thereof, and shall bind the heirs, personal representatives, successors and assigns of GRANTOR and GRANTEE.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free of encumbrances except those of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

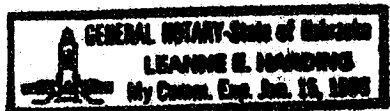
Dated: August 28, 1992.

Capital Soccer Association
a Nebraska corporation, Grantor

By: Steven J. Shaw
Title: Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on August 28, 1992 by Steven J. Shaw, Secretary of Capital Soccer Association, a Nebraska corporation, on behalf of the Corporation.



Leanne E. Harding
Notary Public

2

Exhibit A

Tract A

LEGAL DESCRIPTION:

Referring to the Southwest corner of Section 27, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska. Thence in a Northerly direction on the West line of the Southwest Quarter of said Section 27 and on an assumed bearing of N 00° 00' 00" E a distance of Five Hundred Fifty and Sixty-Two Hundredths (550.62) feet to the Point of Beginning. Thence continuing in a Northerly direction on the last described course a distance of Eight Hundred Seventy-Nine and Eight Hundredths (879.08) feet. Thence in an Easterly direction on a bearing of S 88° 17' 21" E on a line parallel to the North line of the Southwest Quarter of said Section 27 a distance of Two Thousand Thirty-One and Sixty-Two Hundredths (2,031.62) feet. Thence in a Southerly direction on a bearing of S 00° 00' 00" E on a line parallel to the West line of the Southwest Quarter of said Section 27 a distance of Eight Hundred Seventy-Nine and Eight Hundredths (879.08) feet. Thence in a Westerly direction on a bearing of N 88° 17' 21" W on a line parallel to the North line of the Southwest Quarter of said Section 27 a distance of Two Thousand Thirty-One and Sixty-Two Hundredths (2,031.62) feet to the Point of Beginning and containing a calculated area of 41.00 Acres more or less.

PT L28, PT L33 SW/4

3

EXHIBIT B

TRACT B

A TRACT OF LAND OUT OF AND A PART OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 27 AND FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE NORTH A DISTANCE OF 551.70 FEET ALONG AND WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO A POINT THEREON FOR A CORNER; THENCE SOUTH 88 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 2031.07 FEET TO A 1" PIPE FOUND FOR A CORNER; THENCE NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 879.00 FEET TO A 1" PIPE FOUND FOR A CORNER; THENCE SOUTH 88 DEGREES 17 MINUTES 23 SECONDS EAST, A DISTANCE OF 2903.85 FEET TO A POINT IN THE CENTERLINE OF SALT CREEK; THENCE SOUTH 15 DEGREES 32 MINUTES 19 SECONDS WEST A DISTANCE OF 14.18 FEET TO A POINT FOR A CORNER, COMMON TO LOT 24, IRREGULAR TRACT; THENCE ALONG AND WITH A COMMON LINE WITH THE WESTERLY BOUNDARY OF LOT 24 IRREGULAR TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) SOUTH 16 DEGREES 05 MINUTES 21 SECONDS WEST, A DISTANCE OF 304.00 FEET; 2) SOUTH 16 DEGREES 04 MINUTES 21 SECONDS WEST, A DISTANCE OF 146.00 FEET; 3) SOUTH 17 DEGREES 04 MINUTES 21 SECONDS WEST, A DISTANCE OF 202.70 FEET; 4) SOUTH 25 DEGREES 34 MINUTES 21 SECONDS WEST, A DISTANCE OF 452.80 FEET; 5) SOUTH 12 DEGREES 34 MINUTES 15 SECONDS WEST, A DISTANCE OF 162.61 FEET; 6) SOUTH 40 DEGREES 04 MINUTES 21 SECONDS WEST, A DISTANCE OF 161.10 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 27, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 5301.46 FEET ALONG AND WITH THE SOUTH LINE OF SAID SECTION 27 TO THE POINT OF BEGINNING.

PT 44 SW 1/4 P 28 SW 1/4
 P 1/2 S 1/4 SW 1/4
 ALL SW 1/4 SW 1/4

4

Exhibit C

Tract C

11/25
674
PL4
5/11/4
11/25
674
PL4
5/11/4
11/25
674
PL4
5/11/4

A tract of land out of and a part of the South One-Half (1/2) of Section 27, Township 11 North, Range 7 East, of the 6th P.M. Lancaster County, Nebraska and being more particularly described as follows; Beginning at a capped 5/8" Rebar set on the North line of the Southwest Quarter of Section 27, said point being S.88°23'35"E., 765.63 feet from the Northwest Corner of said Southwest Quarter; THENCE: S.88°23'35"E., a distance of 1640.90 feet along and with said North line of the Southwest Quarter to a capped 5/8" Rebar set for a corner; THENCE: S.00°03'11"W., a distance of 575.00 feet; THENCE: S.88°23'35"E., a distance of 391.65 feet; THENCE: N.00°03'11"W., a distance of 575.00 feet to a point on the North line of the Southeast Quarter of Section 27; THENCE: S.88°23'35"E., a distance of 2522.27 feet along and with the North line of said Southeast Quarter to the Northeast Corner thereof; THENCE: S.00°23'14"W., a distance of 445.20 feet along and with the East line of said Southeast Quarter to a point of intersection with the Centerline of Salt Creek; THENCE: Along and with the meanders of Salt Creek the following Four (4) Courses and Distances; 1) S.27°34'00"W., a distance of 36.00 feet 2) S.30°24'04"W., a distance of 495.15 feet; 3) S.28°01'04"W., a distance of 138.72 feet 4) S.15°32'19"W., a distance of 186.80 feet; THENCE: N.88°17'23"W., a distance of 4139.32 feet to a 1" Pipe found for the Southeast Corner of a 21.97 Acre tract; THENCE: N.00°00'24"E., a distance of 1058.53 feet to a 1" Pipe found for a corner; THENCE: N.88°23'52"W., a distance of 30.00 feet to a 1" Pipe found for a corner; THENCE: N.00°00'48"W., a distance of 151.42 feet to the POINT OF BEGINNING and containing in all 117.159 Acres of land subject to any Easements, Reservations, or Restrictions of Record.

LANCASTER COUNTY, NEB
D. M. Miller
REGISTER OF DEEDS

SEP 1 4 01 PM '92
INST. NO. 92 38759

\$21⁶⁰/₁₀₀

5924
+25

11/25
674
PL4
5/11/4
11/25
674
PL4
5/11/4
11/25
674
PL4
5/11/4

NT/SL (pd)