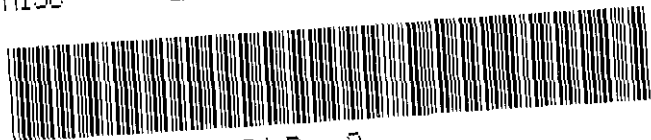




MISC 2007104519



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15.80 *V1-39891*
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COMP *86.*
FV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/12/2007 14:04:08.83



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TA-54408

GRANT OF EASEMENT

IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, Walter C. Deane, hereinafter referred to as the "Grantor", hereby grants and conveys to C + S Realty Company, for its use and use of all present and future owners of the property described as the ~~Lot 1, in Valley Farms First Addition Replat 1~~, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and the lessees, invitees, representatives, successors and assigns of such owners, hereinafter collectively referred to as "Grantees", a nonexclusive permanent roadway easement, in, through and over the following described property:

The Frontage Road adjacent to Lot 1 of Block 12, and adjacent to Lots 1, 2, 3 and the Northwestern 165 feet of Lot 4 in Block 11, all in Valley Farms 1st Addition in the West ½ of Section 25, Township 16 North, Range 9 East of the 6th P.M., Douglas County, Nebraska, and more particularly described as follows: Beginning at the Northerly corner of Lot 1 of Block 12, Valley Farms 1st Addition; thence South 34 degrees 00'W for 303.3 feet to the Westerly corner of Lot 1, Block 12; thence S 51 degrees 59'30"E for 953.2 feet to the Southerly corner of the Northwestern 165 feet of Lot 4, Block 11; thence S 38 degrees 00'W for 60 feet to the Northerly R.O.W. line of Highway 275; thence N 51 degrees 59'30"W along the Northerly R.O.W. line of Highway 275 for 999.1 feet; thence N34 degrees 00'E for 363.3 feet to the Southwesterly line of Lot 2, Block 12; thence S52 degrees 08'E along the Southwesterly line of Lot 2, Block 12, for 50 feet to the point of beginning and containing 1.727 acres more or less referred to as the "Easement Area"

for the purpose of ingress and egress for the benefit of the Grantees from and to the Property described as the east 125 ft. of Lot 3, Block 11, Valley Farms 1st Addition. The Grantees shall use such Easement Area for roadway purposes only pursuant to this Grant of Easement and for no other purpose.

The Grantor does hereby warrant and confirm to the Grantees that he is the owner of the Easement area 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 Grantees, their successors and assigns, against any lawful claims and demands of all persons.

The Grantees, as a material consideration in the conveyance of this Easement, shall indemnify and hold harmless the Grantor from and against any and all claims arising from the use of the Frontage Road lot by Grantee or use by any third party using the premises through the expressed or implied invitation or permission of Grantee.

This easement runs with the land and shall run in favor of and be binding upon the respective assigns, successors, agents, lessees, invitees and representatives of the Grantor and Grantees.

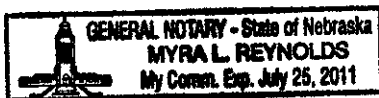
DATED this 31st day of August, 2007
~~September, 2006.~~

Walter C. Deane
Walter C. Deane

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

ss.

The foregoing easement was acknowledged on this 31 day of August, 2007 by
Walter C. Deane.



Myra L. Reynolds
Notary Public