



1004 347 MISC



08453 92 347-352

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INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

GRANT OF EASEMENT

THIS GRANT OF EASEMENT executed this 31st day of March, 1992, by MANNY GOLDBERG AND CAROL D. GOLDBERG, husband and wife, and MARLA RAE GOLDBERG COHEN, formerly known as Marla Rae Goldberg, and DAVID ALLEN GOLDBERG, Trustees of the Morris Goldberg Descendants' Trust Under the Will of Morris Goldberg, Deceased, hereinafter collectively called "Grantor".

RECITALS

Grantor is the owner of Parcel A, more particularly described on Exhibit "A" attached hereto. Grantor does hereby state that it desires to create an ingress and egress easement over certain unimproved and paved portions of Parcel A for the benefit of Parcel B, owned by Grantor Manny Goldberg and more particularly described on Exhibit "B" attached hereto, to provide for access to Parcel B.

GRANT OF EASEMENT

NOW, THEREFORE, in order to enhance the value of Parcel A and Parcel B, it is prudent and necessary for Grantor to provide for the maximum use of Parcel A and Parcel B, and to provide for access to Parcel B, Grantor does hereby give, grant and convey a permanent non-exclusive easement over those unimproved and paved portions of Parcel A in favor of Parcel B as is shown on the attached Exhibit "C" (the "Easement Area"). The use of said Easement Area shall be for vehicular and pedestrian ingress and egress. The cost of construction, maintenance and repair of the Easement Area shall be borne by the owners of Parcel A.

This easement granted herein shall be deemed to be a covenant running with the land and shall be for the benefit of the owners of Parcel B and their employees, agents, contractors, licensees, invitees, successors and assigns, and shall be a charge and detriment upon Parcel A and shall be binding upon the parties hereto, their heirs, successors and assigns. This easement shall not be terminable by the Grantor without the prior written consent of the then owner of Parcel B and of any mortgagee or beneficiary of any valid and recorded mortgage or deed of trust on Parcel B. The owners of Parcel A may utilize the Easement Area for vehicular and pedestrian access to Parcel A but may not erect any permanent structures thereon.

Muec 8453 H

BK 1004 N 14-167 C/O 14A-1 FEE 31.00
PG 347 N 352 DEL AN MC as
OF Muec COMP 9/1 F/B 43-02880

RECEIVED
APR 2 9 10 AM '92
GEORGE J. FOLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

IN WITNESS WHEREOF, the parties herein have set their hands this 31st day of March, 1992.

Manny Goldberg
Manny Goldberg

Carol D. Goldberg
Carol D. Goldberg

MORRIS GOLDBERG DESCENDANTS'
TRUST UNDER THE WILL OF MORRIS
GOLDBERG, Deceased, Trustees

By: Marla Rae Goldberg Cohen
Marla Rae Goldberg Cohen, Trustee

By: David Allen Goldberg
David Allen Goldberg, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 31st day of March, 1992, before me, a Notary Public and for said County, personally appeared Manny Goldberg and Carol D. Goldberg, husband and wife, Grantor, known to me to be the identical persons whose names are affixed to the above and foregoing instrument, and they acknowledged the execution thereof to be their voluntary act and deed as Grantor.

Witness my hand and Notarial seal the day and year last above written.

Craig D. Wilkins
Notary Public
My commission expires Nov. 21, 1994

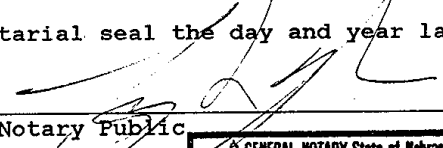


STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 31st day of March, 1992, before me, a Notary Public and for said County, personally appeared Marla Rae Goldberg Cohen, formerly known as Marla Rae Goldberg, and David Allen Goldberg, Trustees of Morris Goldberg Descendants' Trust Under the Will of Morris Goldberg, Deceased, known to me to be the identical persons whose names are affixed

to the above and foregoing instrument, and they acknowledged the execution thereof to be their voluntary act and deed as Trustees.

Witness my hand and Notarial seal the day and year last above written.


Notary Public

My commission



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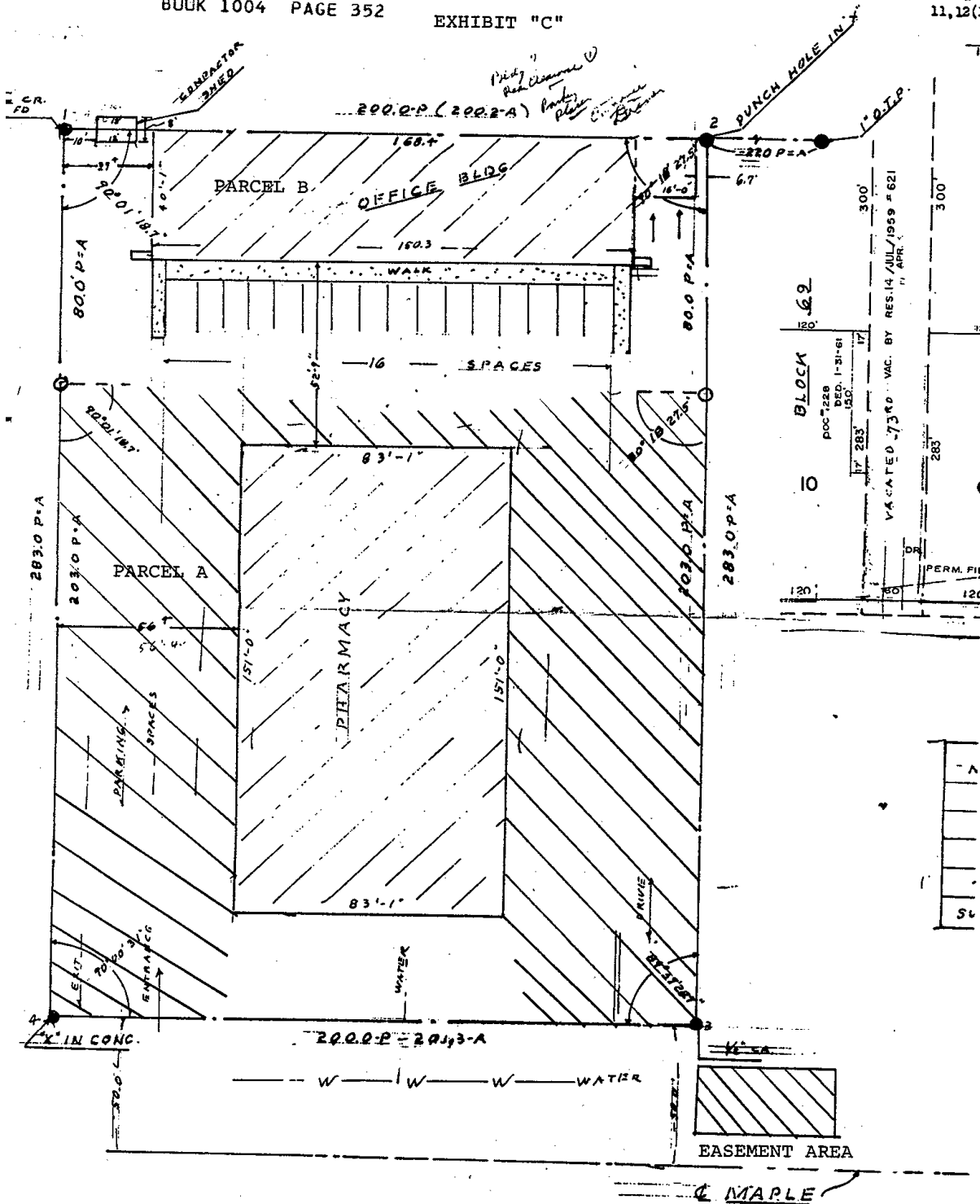
EXHIBIT "A"

Lot 10 and the East 60 feet of Lot 9, together with the West 20 feet of vacated 73rd Street adjoining said Lot 10, all in Block 69, Benson, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, except the North 80 feet and South 17 feet of said parcel.

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EXHIBIT "B"

North 80 feet of the East 60 feet of Lot 9 and the North 80 feet of Lot 10, together with the north 80 feet of the west 20 feet of vacated 73rd Street adjoining said Lot 10, all in Block 69, Benson, an Addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska.



BLOCK 62
 POC 228
 DEP. 1-31-61
 17 283
 150
 17
 VACATED 73RD VAC. BY RES. 14 JULY 1959 # 621
 17 APR.

