

THIS INDENTURE, made this 20th day of May 1970

21-15-12 between Warren L. Jacobs & Jennie L. Jacobs and Prairie Investment Company, a Nebraska corporation, hereinafter referred to as "Grantor(s)", and Sanitary and Improvement District No. 195 of Douglas County, Nebraska, and the City of Omaha, Nebraska, hereinafter referred to as "Grantee(s)";

WITNESSETH:

That said Grantor(s) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, to Grantor(s) in hand paid by said Grantee(s) the receipt whereof is hereby acknowledged, does or do hereby grant, sell, convey and confirm unto said Grantee(s), their successors and assigns forever, a permanent sewer and drainage easement for the right to use, construct, build, lay, maintain, repair and construct sanitary or storm sewer pipe, or both, for the passage of sewer water and sewage together with all appurtenances, wires, lines, poles, structures, and other applicable equipment pertaining to any sewer, or drainage facility, in, through, over and under the parcel of land more particularly described on Exhibit "A" attached hereto which by reference is made a part hereof.

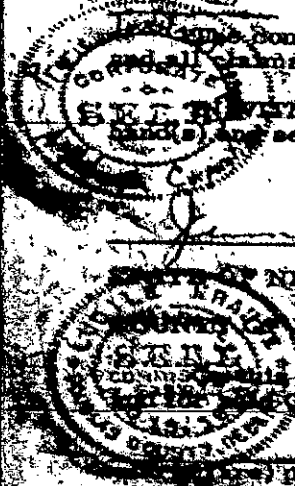
No buildings, improvements, or structures, shall be placed in, on, over, or across said permanent easement by the undersigned, his, or their successors and assigns without express approval of Grantee(s), their successors and assigns. Any trees, grass, and shrubbery placed on said permanent easement shall be maintained by Grantor(s), his, or their heirs, successors and assigns.

Grantee(s) shall cause any trench made on aforesaid realty to be properly refilled, and shall cause the area disturbed by said easement to be seeded (sodded, seeded, paved, etc.) upon the completion of construction and shall cause the premises to be left in a neat and orderly condition. The easement is also for the benefit of any contractor, agent, employee and representative of Grantee(s) and in any of said construction and work.

Said Grantor(s) for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said Grantee(s) and their assigns, that he or they, the Grantor(s), is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or they will, and his or their heirs, executors and administrators, shall warrant and defend this easement unto said Grantee(s), their successors and assigns against lawful claims and demands of all persons. This easement runs with the land.

The consideration recited includes damages for change of grade, if any, and any and all claims for damage arising from change of grade or grading are hereby waived.

IN WITNESS WHEREOF, said Grantor(s) has or have hereunto set his or their hand(s) and seal(s) the day and year first above written.



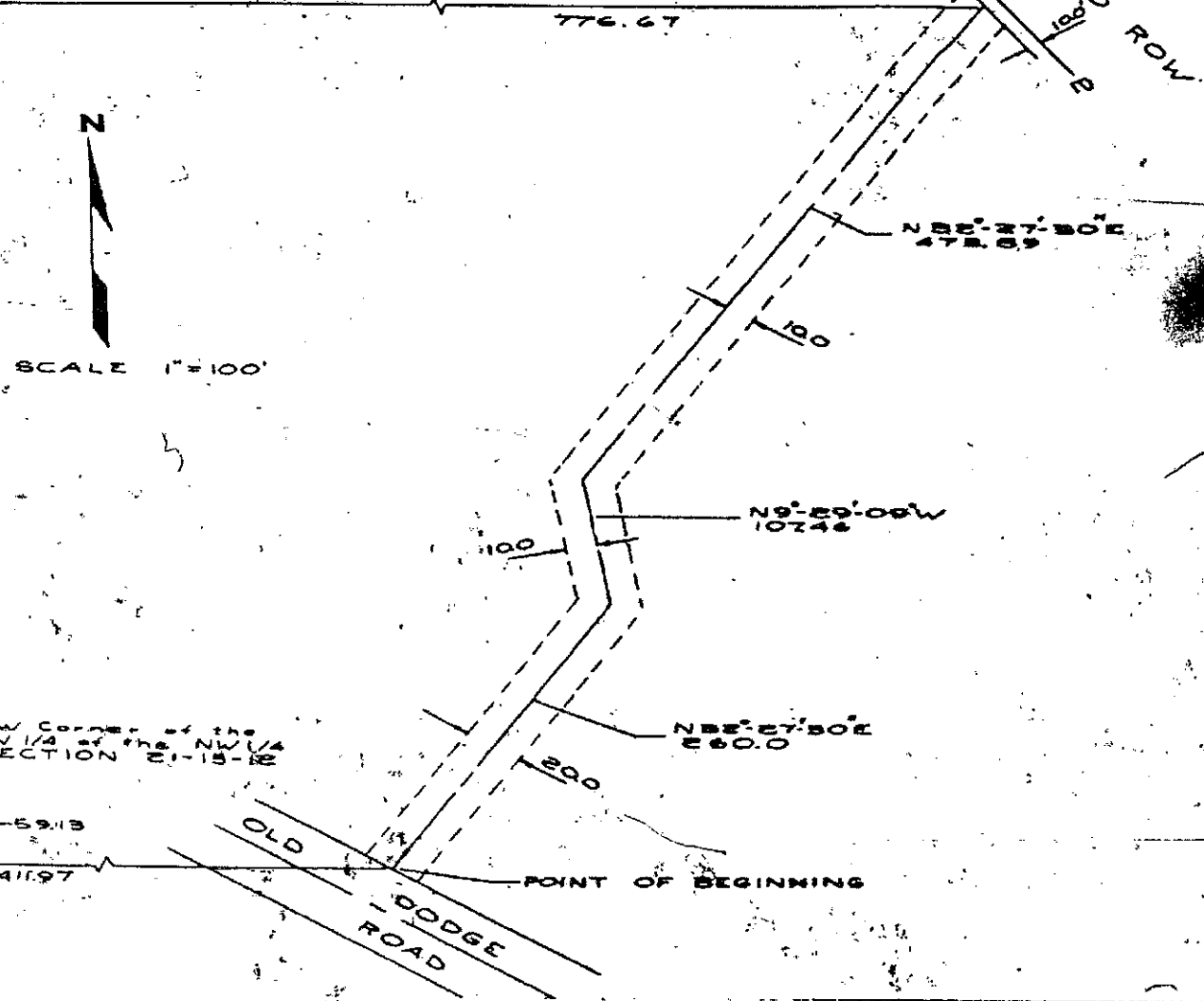
Warren L. Jacobs and Jennie L. Jacobs (Grantors) and Prairie Investment Company (Secretary and President) signatures and names.

Warren L. Jacobs and Jennie L. Jacobs personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated. WITNESS my hand and Notarial Seal the date aforesaid.

My Commission expires Aug. 19, 1970

Notary Public

NW corner
SECTION 21-15-12
44550
BOOK 489 PAGE 632



GRANTOR: (1) Warren L. Jacobs & Jennie L. Jacobs
(2) Prairie Investment Company

GRANTEE: Sanitary and Improvement District No. 195
of Douglas County, Nebraska AND City of Omaha

LEGAL DESCRIPTION:

A 20' wide PERMANENT sewer and drainage easement in the West 1/2 of the NW 1/4 of Section 21, T 15 N, R 12 E of the 6th P.M., Douglas County, Nebraska, the centerline of said easement being described as follows: Beginning at a point located 59.13 feet South and 411.97 feet East from the Northwest corner of the SW 1/4 of the NW 1/4 of said Section 21 (said point being on the Northeastly R.O.W. line of Old Dodge Road); thence N 32° 27' 30" E, 260.00 feet; thence N 9° 29' 09" W, 107.46 feet; thence N 32° 27' 30" E, 473.89 feet to a point located 540.50 feet South and 776.67 feet East of the Northwest corner of said Section 21. (Next line of said West 1/2 of Section 21 assumed S 0° 30' 00" W in direction.)

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 EXHIBIT A
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