

Warranty

I-80-9 (94)

R-172b

Tract 227

EASEMENT

THIS INDENTURE, Made this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, between Capitol Beach, Inc.

hereinafter called the Grantors, whether one or more, and The State of Nebraska, hereinafter called the Grantee:

WITNESSETH, That the Grantors, in consideration of the sum of Twenty-five and 00/100 (\$25.00) DOLLARS in hand paid, the receipt of which is hereby acknowledged, and the further consideration that the premises herein conveyed shall be used for the control of outside advertising signs, displays, and other advertising devices adjacent to the National System of Interstate and Defense Highways, do hereby grant, convey, and confirm unto the Grantee a permanent easement in and to a tract of land situated in Lancaster County, Nebraska, described as follows:

All that part of the Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northeast Quarter, the South Half of the Northeast Quarter, the North Half of the Southeast Quarter and Lots 47, 48, 49 and 54, all in Section 21, and Lot 32 of Oak Creek Channel in Section 16, all in Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, lying within 660 feet of the Interstate Highway Right of Way Controlled Access line as measured at right angles to the centerline of said Interstate Highway and being in accordance with the Rules and Regulations Relating to the Control of Advertising in Areas Adjacent to the National System of Interstate and Defense Highways in Nebraska, which were adopted pursuant to Section 39-1320.03, R. S. Supp., 1961 and in accordance with Section 84-907, R. R. S. 1943; approved and filed on June 15, 1961.

This easement is restricted to the right of the grantee to control advertising signs, displays and advertising devices in accordance with the rules and regulations referred to as effective July 1, 1961, and for no other purpose whatsoever. Grantee shall not have any other rights or privileges other than set out in said rules and regulations as stated July 1, 1961; and any changes in said rules and regulations shall not be binding upon grantor. It is further understood that should changes in said rules and regulations occur, the grantee shall have the right to acquire additional rights of control by agreement or eminent domain proceedings to conform to such changes.

The Grantors, for themselves, their heirs, successors and assigns, do hereby covenant with the Grantee and its assigns, that the Grantors are lawfully seized of said premises and that the Grantors have good right and lawful authority to convey said permanent easement; and that the Grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The Grantors have hereunto set their hands this 22nd day of August, 19 63.

Grantors

CAPITOL BEACH, INCORPORATED
S. E. Coppie

AUG 22 1963



