

THIS INDENTURE, Made this 28<sup>th</sup> day of NOVEMBER, in the year one thousand nine hundred and 79, between BILL J. REED, Trustee

634  
22-4-6

of the first part, and RDB ENTERPRISES, a Nebraska general partnership

of the second part, WITNESSETH, that the said part y of the first part, in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration----~~DOLLARS~~, to him duly paid, the receipt whereof is hereby acknowledged he has remised, released, and quit-claimed, and by these presents do remise, release and forever quit-claim unto the said part y of the second part, and to his, her or their heirs and assigns forever, all his, her or their right, title and interest, in and to all property as described on Exhibit "A", attached hereto and by this reference made a part hereof.

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-17-84  
\$ 57.00 By [Signature]

Together with all and singular the hereditaments thereunto belonging. TO HAVE AND TO HOLD the above described premises unto the said grantee and to grantee's heirs and assigns forever so that neither the said grantor, nor any person in his, her or their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

[Signature: Bill J. Reed]  
BILL J. REED, Trustee

STATE OF NEBRASKA, County of Gage Turn District  
Before me, a notary public qualified for said county, personally came BILL J. REED, Trustee

known to me to be the identical person ~~XXXXXX~~ who signed the foregoing instrument and acknowledged the execution thereof to be his, ~~XXXXXX~~ voluntary act and deed.

Witness my hand and notarial seal on November 28, 1979  
My commission expires: Sept. 17, 1983 Vicki J. Whitehead Notary Public

GENERAL NOTARY STATE OF NEBRASKA  
VICKI J. WHITEHEAD  
My Comm. Exp. Sept. 17, 1983

STATE OF NEBRASKA } ss. X  
County of Gage } Entered on numerical index and filed for record in the Register of Deeds Office of said County the 17th day of March, 1983, at 1:10 o'clock and 10 minutes P.M., and recorded in Book 232 of Deeds at page 763  
FEE: \$15.50 Paid & RETURN: RDB ENTERPRISES, Box 38, Beatrice, NE 68310 By [Signature] REGISTER OF DEEDS  
— CONTINUED NEXT PAGE — BOOK 232 PAGE 763

EXHIBIT A

To deed from BILL J. REED, Trustee to RDB ENTERPRISES, a Nebraska general partnership, dated November 28, 1979, which includes description for said quit claim deed, to-wit:

A tract of land located in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-two (22), Township Four (4) North, Range Six (6), East of the Sixth P.M., Gage County, Nebraska, described as follows: Commencing at a point 48 feet East and 1644.24 feet South of the Northwest Corner of said Section Twenty-two (22), (which said point is in the East line of existing highway right-of-way line), being the point of beginning; thence running North along the East line of said highway a distance of 300 feet, thence running East a distance of 700 feet, thence running South a distance of 300 feet, thence running West a distance of 700 feet to the point of beginning.

Together with a perpetual easement for the benefit of the Grantee, its successors, heirs, assigns and or the public for ingress and egress to and from Highway 77 over, above, and upon that portion of the Grantor's property more particularly described as follows:

Beginning at the Northwest corner of the property conveyed hereby, thence East along the North line of said property a distance of fifty (50) feet, thence due North a distance of 43.4 feet, thence due West a distance of fifty (50) feet to a point which is forty-eight (48) feet East of the West Section line of Section 21, Township 4 North, Range 6 East, 6th P.M., thence South, a distance of 43.4 feet to the point of beginning. Grantors and their heirs and assigns hereby agree to maintain the easement area just described as an access road in a condition comparable to the condition of the access road situated on the property conveyed herein.

Together with a perpetual easement for sewer purposes only, over a tract of land extending east of the property conveyed herein across grantors land to the City of Beatrice's sewer line as is presently constructed on grantors land and on the condition that the grantee will install said sewer line at least 5 feet deep and will pay any damages caused to crops when said sewer line is installed and further on the condition that the disrupted land be replaced to its original condition as nearly as possible.

Grantors hereby reserve the right for themselves, their heirs and assigns and/or the public an easement or right-of-way to use the existing hard surface road located on the West 50 feet of the property conveyed herein for a public road with right of ingress and egress to adjoining properties north and south of the property conveyed herein. Grantee, its heirs and assigns shall maintain the access road herein referred to located on the West 50 feet of the property conveyed herein in the condition existing on the date hereof.