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w/31601 Rigel Cap*



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GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

### WARRANTY DEED WITH RESERVED EASEMENT

JAMES D. THOMPSON and CYNTHIA C. THOMPSON, husband and wife (hereinafter referred to as "GRANTORS"), in consideration of payment of the sum of Two Dollars (\$2.00) and other valuable consideration received from RIGEL CORPORATION (hereinafter referred to as "GRANTEE"), hereby conveys to GRANTEE the parcel of real estate (as defined in Section 76-201, Nebraska Revised Statutes) in Douglas County, Nebraska, described as follows:

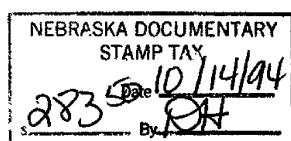
Lot 1, Thompson's KFC, a subdivision located in the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska as surveyed, platted and recorded

(hereinafter referred to as the "Sale Property") reserving, however, to the GRANTORS, owners of the following described real estate, to-wit

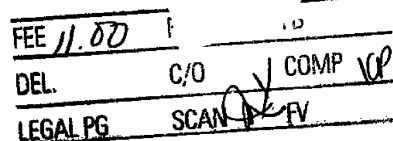
Lot 2, Thompson's KFC, a subdivision located in the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska as surveyed, platted and recorded

(hereinafter referred to as "the Dominant Property") and their heirs, successors, assigns, and permittees, a permanent easement over and across a portion of the Sale Property, to-wit:

The South 51.5 feet of the West 64 feet, all as more specifically set forth in the Plat and Dedication of Lots 1 and 2, Thompson's KFC subdivision



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(such portion hereinafter referred to as the Servient Property") for purpose of ingress and egress to and from the Dominant Property.

GRANTORS covenant with GRANTEE that GRANTOR (1) is lawfully seized of the Sale Property, and that it is free from any encumbrances except easements and protective covenants now of record; (2) has legal power and lawful authority to convey the same; and, (3) warrants and will defend GRANTEE'S title to such real estate against the lawful claims of all persons.

Executed this 13 day of October, 1994.

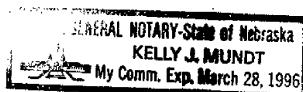
  
JAMES D. THOMPSON, Grantor

  
CYNTHIA C. THOMPSON, Grantor

STATE OF NEBRASKA    )  
  ) SS.  
COUNTY OF DOUGLAS    )

On this \_\_\_\_ day of October, 1994, before me, a Notary Public in and for said County, personally came the above named JAMES D. THOMPSON and CYNTHIA C. THOMPSON, husband and wife and acknowledged the execution of the above Warranty Deed as their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.



  
Notary Public

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

