

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2007-35733

2007 NOV 30 P 12: 31

Glenn J. Lowrey
REGISTER OF DEEDS

COUNTER U1 C.E. So
VERIFY Pat D.E. So
PROOF _____
FEES \$ 10.50
CHECK # 19978 + 64879
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

PERMANENT SANITARY SEWER & STORM SEWER EASEMENT

This indenture made this 29th day of November 2007, by and between Ingram Land Development, L.L.C., a Nebraska limited liability company, hereinafter referred to as "Grantor", and First Street, L.L.C., a Nebraska limited liability company, its successors and assigns, guests and invitees, hereinafter collectively referred to as "Grantee", to-wit:

WITNESSETH:

That Grantor in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, does hereby grant and convey to Grantee the following:

A perpetual non-exclusive assignable Easement for the installation, replacement, operation, repair and maintenance of sanitary sewer and storm sewer and drainage line under, above and across the West 20' feet of the following described property :

See legal description attached hereto as Exhibit "A"

To have to hold said Easement unto said Grantee, First Street, L.L.C, its heirs, successors and assigns, and to all its guests and invitees in perpetuity.

That Grantor covenants and agrees that it is the owner in fee of the above described property; that it has a good right to convey the same; that said property is free and clear of liens and encumbrances doen or suffered by it or those whom it claims; and that it will warrant and defend the title thereto against the claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this easement to be signed on the day and year first above written.

Ingram Land Development, L.L.C, Grantor
A Nebraska Limited Liability Company,

By: *Michael Ingram*
Michael Ingram, Manager

STATE OF NEBRASKA)
)
) ss.
COUNTY OF SARPY)

On this 29th day of November 2007, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Michael Ingram, Manager of Ingram Land Development, L.L.C, a Nebraska limited liability company, to me personally known to be the identical person whose name is affixed to the foregoing instrument and who acknowledged the same to be his voluntary act and deed on behalf of the company.

Witness my hand notarial seal on this 29th day of November 2007.



Patrick J. Sullivan
Notary Public

1050
@nta on-008729

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200735733A



Part of Tax Lot 2A1A, and also all of Tax Lots 17C, 17E and 1A1B, located in Section 25, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Lot 232, Cottonwood 4th Addition, a subdivision located in said Section 25, said point also being the Southeast corner of Tax Lot 1A1B; thence $S87^{\circ}45'48''W$ along the South line of said Tax Lot 1A1B, and the Easterly extension thereof, a distance of 442.31 feet to a point on the Westerly line of said Tax Lot 2A1A, said point also being on the Easterly right-of-way line of 72nd Street; thence $N02^{\circ}37'28''W$ along said Westerly line of Tax Lot 2A1A, said line also being said Easterly right-of-way line of 72nd Street, a distance of 28.79 feet to the Southeast corner of said Tax Lot 17E; thence $S86^{\circ}15'50''W$ along the South line of said Tax Lot 17E, said line also being said Easterly right-of-way line of 72nd Street, a distance of 28.01 feet to the Southwest corner of said Tax Lot 17E; thence $N02^{\circ}37'28''W$ along said Easterly right-of-way line of 72nd Street, said line also being the West line of said Tax Lot 17E, a distance of 473.84 feet to the Northwest corner of said Tax Lot 17E, said point also being the Southwest corner of Tax Lot 17D, a Tax Lot located in said Section 25; thence $N87^{\circ}22'32''E$ along the Northerly line of said Tax Lot 17E, said line also being the Southerly line of Said Tax Lot 17D, a distance of 28.00 feet to the Northeast corner of said Tax Lot 17E, said point also being the Southeast corner of said Tax Lot 17D, said point also being on the Westerly line of Tax Lot 2A1A; thence $N02^{\circ}37'28''W$ along the East line of said Tax Lot 17D, said line also being the Westerly line of said Tax Lot 2A1A, a distance of 100.00 feet to the Northeast corner of said Tax Lot 17D, said point also being the Southeast corner of said Tax Lot 17C; thence $S87^{\circ}22'32''W$ along the Northerly line of said Tax Lot 17D, said line also being the Southerly line of said Tax Lot 17C, a distance of 28.00 feet to the Northwest corner of said Tax Lot 17D, said point also being the Southwest corner of said Tax Lot 17C, said point also being on said Easterly right-of-way line of 72nd Street; thence Northerly along said Easterly right-of-way line of 72nd Street, said line also being the Westerly line of said Tax Lot 17C on the following described courses; thence $N02^{\circ}37'28''W$, a distance of 357.82 feet; thence Northerly on a curve to the left with a radius of 2063.97 feet, a distance of 420.29 feet, said curve having a long chord which bears $N08^{\circ}26'30''W$, a distance of 419.56 feet; thence $N87^{\circ}01'30''E$, a distance of 497.30 feet to a point on the Westerly line of Lot 250, Cottonwood 4th Addition; thence $S03^{\circ}16'03''E$ along the Westerly line of Cottonwood 4th Addition, said line also being the Easterly line of said Tax Lot 1A1B, a distance of 1383.43 feet to the point of beginning.