

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Duchesne College and Convent of the Sacred Heart, a Nebraska corporation, (Grantor), does hereby grant and convey to The Villas Corporation, a Nebraska Corporation, and its successors, assigns, invitees and agents, (Grantee), a perpetual easement and right to use the following described real estate, to wit:

Beginning at a point Three hundred thirty and no tenths (330.0) feet South and Four hundred sixty-eight and six tenths (468.6) feet West of the East One-Quarter corner of Section 16, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, thence continuing in a westerly direction, along the previously described course, a distance of One hundred and no tenths (100.0) feet, thence right, in a Northerly direction, parallel to the East line of said Section 16, a distance of Five hundred ten and no tenths (510.0) feet, thence right, in an Easterly direction, parallel to the penultimately described course, a distance of One hundred and no tenths (100.0) feet, thence right, in a Southerly direction, parallel to the East line of said Section 16, a distance of Five hundred ten and no tenths (510.0) feet to the point of beginning and containing a calculated area of 1.17 acres, more or less.

Grantee shall be allowed the use of the easement premises for ingress to and egress from the following described real estate, to wit:

Beginning at a point Nine hundred eighty-eight and no tenths (988.0) feet North and Four hundred sixty-eight and six tenths (468.6) feet West of the East One-Quarter corner of Section 16, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, said point being also on the South line of Meadowbrook Addition to the City of Omaha, Douglas County, Nebraska, thence continuing in a Westerly direction, along the South line of said Meadowbrook Addition, a distance of Eight hundred fifty-one and seventy-five hundredths (851.75) feet to the West line of the Southeast Quarter of the Northeast Quarter of said Section 16, thence left, in a Southerly direction, along the West line of said Southeast Quarter of the Northeast, a distance of Eight hundred ten and six tenths (810.6) feet, thence left, in an Easterly direction, along a straight line, a distance of Eight hundred fifty-two and eight tenths (852.8) feet, thence left, in a Northerly direction, parallel to the East line of said Section 16, a distance of Eight hundred eight and nine tenths (808.9) feet to the South line of said Meadowbrook Addition and the point of beginning, and containing a calculated area of 15.84 acres, more or less.

and the right to use the easement area shall inure to the benefit of all persons having any interest in said 15.84 acre tract. It is specifically understood that Grantee may create a condominium on the 15.84 acre tract and the right to the use of the easement area may be granted to all persons having any interest in any condominium located on said 15.84 acre tract.

Grantee may construct, install, reconstruct, repair and maintain paving or other street improvements on the easement area. Grantee shall be solely responsible for the maintenance and repair of any street improvement installed on the easement area and Grantor shall have no responsibility for repair or maintenance thereof and Grantee shall hold Grantor harmless and indemnify Grantor for all liability and expense by reason of Grantee's installation of street improvements or the maintenance or repair or failure of maintenance or repair thereof.

Grantor warrants to Grantee that Grantor has good title to the easement area and will warrant and defend the title against the claims of all persons whatsoever. Grantor shall pay or cause to be paid any delinquent taxes levied or assessed against the easement area. Grantee shall pay all non-delinquent and future taxes.

Executed this 29 day of April, 1972.

Duchesne College and Convent of the Sacred Heart, a Nebraska corporation

by (District) Margaret Mary Miller
President

