



1302 742 MISC



11523 99 742-743

Nebr Doc Stamp Tax
Date
\$
By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 AUG -3 AM 9:51

RECEIVED

11523F

FEE 10.50	AB 01-60000
BKP 21511	COMP BU
DEL	SCAN JS FV

GRANT OF EASEMENT

PERMANENT SANITARY SEWER EASEMENT

This Grant of Easement made this 2nd day of August, 1999, between CELEBRITY HOMES, INC. hereinafter referred to as "Grantor", in favor of Sanitary and Improvement District No. 415 hereinafter referred to as "SID" and its successors and assigns, and the City of Omaha, Nebraska.

THAT, said Grantor in consideration of the sum of Two dollars (\$ 2.00), and other valuable consideration, the following grants and agreements are made:

- Grantor does hereby grant and confirm unto SID and its successors and assigns, the right to use the parcel of land described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

- Grantor does hereby grant and confirm unto SID, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing (including grading), inspecting and maintaining or operating sanitary sewers and associated appurtenances at the will of the SID.
- That no grading, fill or fill material, embankment work, buildings, improvements, or other structures shall be placed in, on, over or across said easement strip by Grantor, his successors and assigns, without express approval of the SID. Improvements which may be approved by SID include landscaping, grading for roadways or development and road, street or parking area surfacing or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by Grantor, his successors or assigns.
- SID shall cause any disturbance of grade made on said easement to be properly refilled and shall cause the premises to be left in a neat and orderly condition. This easement is also for the benefit of any contractor, agent, employee or representative of the SID and any of said construction work.
- That said Grantor for himself and his successors and assigns, do confirm with the SID and its assigns, that he the Grantor is well seized in fee of the above-described property and that he has the right to grant and convey this easement in the manner and form aforesaid, and that he will, and his successors and assigns, shall warrant and defend this easement to SID and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
- That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings between the Grantor and the SID or its agents; and that the Grantor, in executing and delivering this instrument, has not relied upon any promises, inducements or representations of the SID or its agents or employees except as are set forth herein.

IN WITNESS WHEREOF, said Grantor has executed this easement on the date first written above.

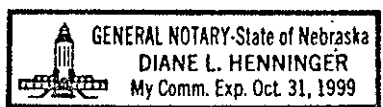
**CELEBRITY HOMES, INC.
GALE L. LARSEN, PRESIDENT**

GRANTOR

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

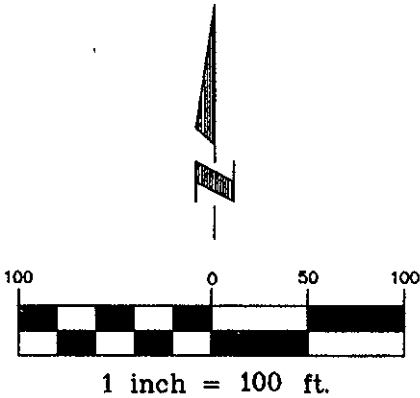
On this 2nd day of AUGUST, 1999, before me, a Notary Public in and for said County and State, personally appeared Gale Larsen, President, Celebrity Homes, Inc., who executed the above and foregoing easement acknowledged the execution thereof to be their voluntary act and deed.

Diane L. Henninger
NOTARY PUBLIC

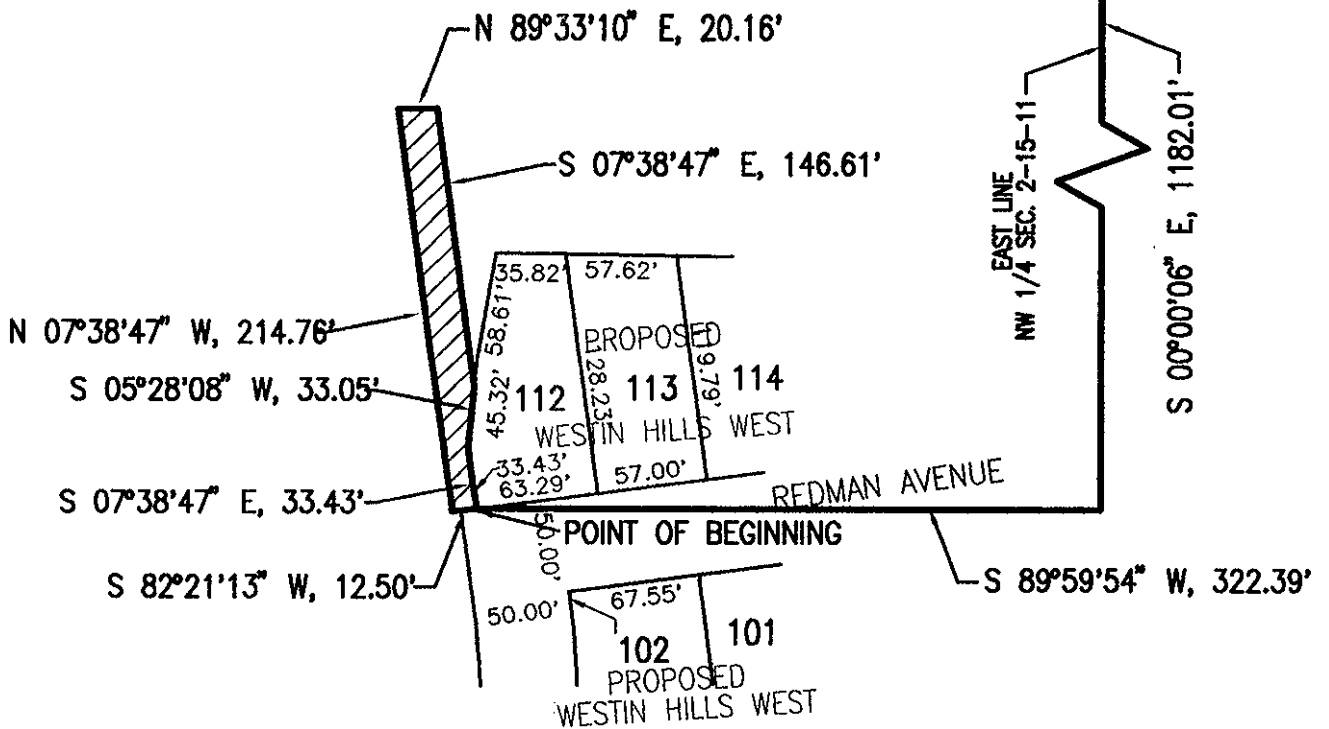


My Commission expires OCTOBER 31, 1999

LEGAL DESCRIPTION PERMANENT
SANITARY SEWER EASEMENT



North 1/4
Corner
Section 2-15-11



A tract of land located in part of the NE 1/4 of the NW 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said NW 1/4 of Section 2; thence S00°00'06"E (assumed bearing) along the East line of said NW 1/4 of Section 2, a distance of 1182.01 feet; thence S89°59'54"W, a distance of 322.39 feet, to the point of beginning; thence S82°21'13"W, a distance of 12.50 feet; thence N07°38'47"W, a distance of 214.76 feet; thence N89°33'10"E, a distance of 20.16 feet; thence S07°38'47"E, a distance of 146.61 feet; thence S05°28'08"W, a distance of 33.05 feet; thence S07°38'47"E, a distance of 33.43 feet, to the Point of Beginning.

Said tract of land contains an area of 3,898 square feet or 0.089 acres, more or less.