

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2005-43283
2005 NOV 22 P 1:05

Shirley J. Dowling
REGISTER OF DEEDS

COUNTER SM C.E. SM
VERIFY SM D.E. SM
PROOF SM
FEES \$ 24.00
CHECK# _____
CHG _____ CASH X25.00
REFUND 100CS CREDIT _____
SHORT _____ NGR _____

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT Next Step Properties, L.L.C., hereinafter collectively referred to as GRANTOR whether one or more, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto and the CITY OF BELLEVUE of SARPY COUNTY, NEBRASKA, hereinafter referred to as GRANTEE, and to its successors and assigns, an easement for the right to install, maintain, and operate a sanitary sewer, and appurtenances thereto, in, through, and under the parcel of land legally described as follows:

See Exhibit "A" and "B," attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD unto said GRANTEE, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of inspecting, maintaining, operation, repairing, or replacing said Improvements at the will of the GRANTEE, its successors and assigns. The Grantor may, following construction of said Improvements, continue to use the surface of the easement conveyed hereby for other purposes, subject to the right of the Grantee to use the same for the purposes herein expressed.

It is further agreed as follows:

1. That no building, improvements, or other structures, nor any grading, fill or fill material, or embankment work, shall be placed in, on, over, or across said easement strip by Grantor, its successors and assigns without express written approval of Grantee. Improvements which may be placed across said easement strip by Grantor include, landscaping or road, street or parking area surfacing or pavement. Any such improvements, including any trees, grass, or shrubbery placed on said easement, shall be maintained by Grantor, its successors and assigns.
2. That Grantee will replace or rebuild any and all damage to improvements caused by Grantee exercising its rights of inspecting, maintaining, or operating said Improvements installed by Grantee.
3. This permanent easement is also for the benefit of any contractor, agent, employee, or representative of Grantee and any of said construction and work.

RETURN TO:

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, Nebraska 68154

43283

Recd David E Lewellen

A

4. It is the intent of the easement for Grantee to construct for its benefit and for the benefit of the Grantor, a sanitary sewer, and related appurtenances in the easement area. Grantee warrants that said Improvements shall be constructed in accordance with all applicable rules, regulations, and permit requirements of any governing body having jurisdiction thereof. Any repair, maintenance, reconstruction, or replacement of said Improvements shall be at Grantee's sole cost and expense, except any repairs, maintenance, reconstruction, or replacement necessitated by the sole actions of Grantor or Grantor's successors and assigns. In the event Grantee fails to repair or maintain said Improvements in good operating condition, upon notice to Grantee of its failure to do so, Grantor shall have the right, but not the obligation, to repair, replace, and maintain said Improvements.

5. That said Grantor and its successors and assigns does confirm with said Grantee and its successors and assigns, the Grantor is well seized in fee of the above-described property and that it has the right to grant and convey this easement in the manner and form aforesaid, and that it will warrant and defend this easement to said Grantee and its successors and assigns against the lawful claims and demands of all persons. This easement shall run with the land and inure to the benefit of Grantee's successors and assigns.

6. That said permanent easement is grantee upon the condition that the Grantee may remove or cause to be removed all presently existing improvements thereon, including but not limited to crops, vines, and trees within the easement area as necessary for construction.

7. That this instrument contains the entire agreement of the parties; that there are no different agreements or understandings, except a temporary construction easement if and as applicable between the Grantor and Grantee or its agents; and that the Grantor, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the Grantee or its agents or employees, except as set forth herein.

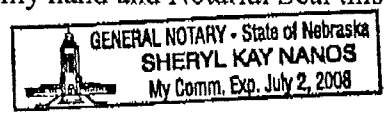
IN WITNESS WHEREOF, GRANTOR has executed this Easement on the 22 day of Nov. 2005.

GRANTOR:
Next Step Properties, L.L.C., a
Nebraska limited liability company,

By: [Signature]
David E. Lewellen, General Partner

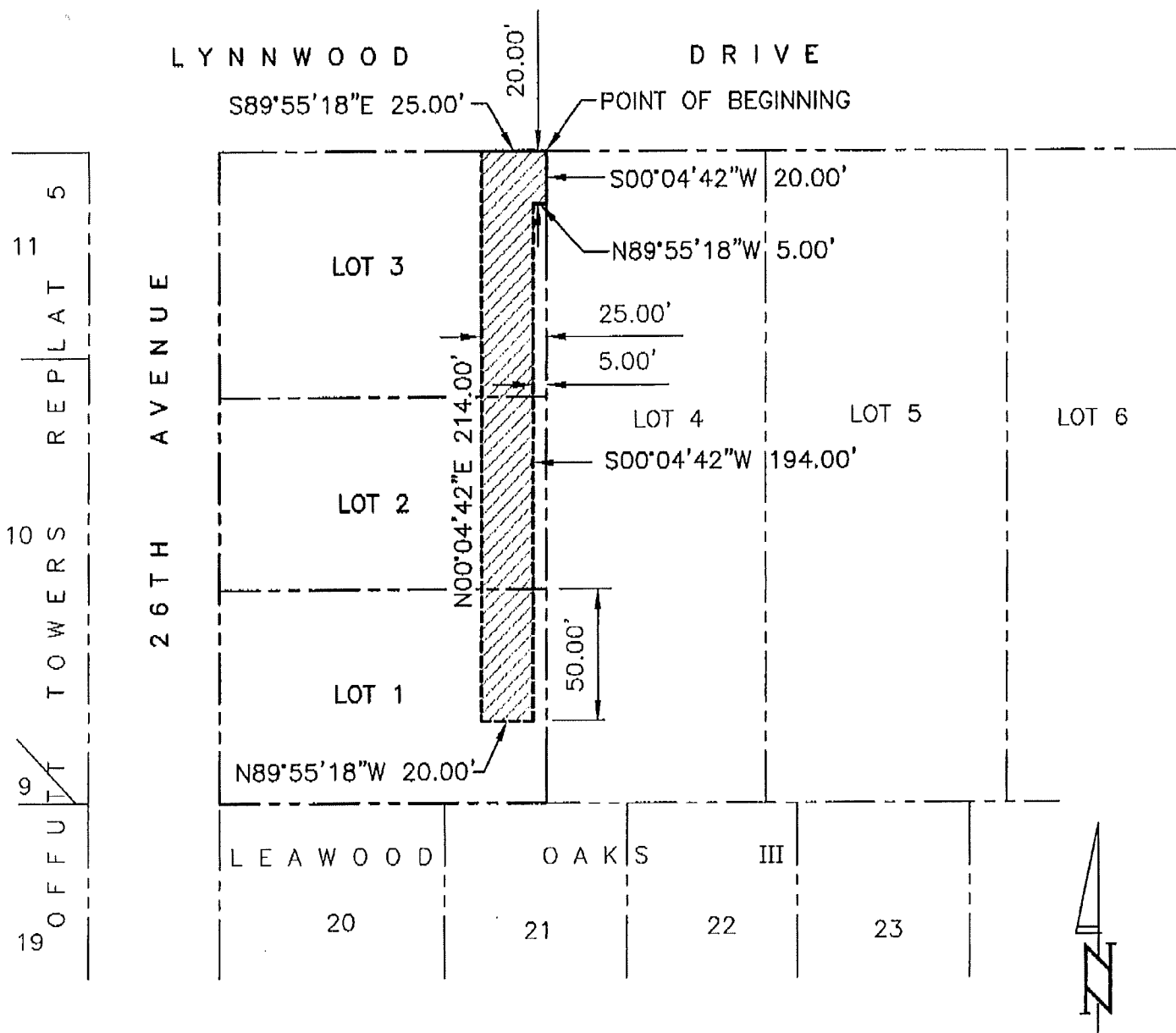
STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, the undersigned, Notary Public in and for said County and State appeared David E. Lewellen, General Manager of Next Step Properties, L.L.C., a Nebraska limited liability company, known to me to be the identical person who signed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said limited liability company.
WITNESS my hand and Notarial Seal this 22 day of November 2005.



[Signature]
Notary Public

NDL 9/06



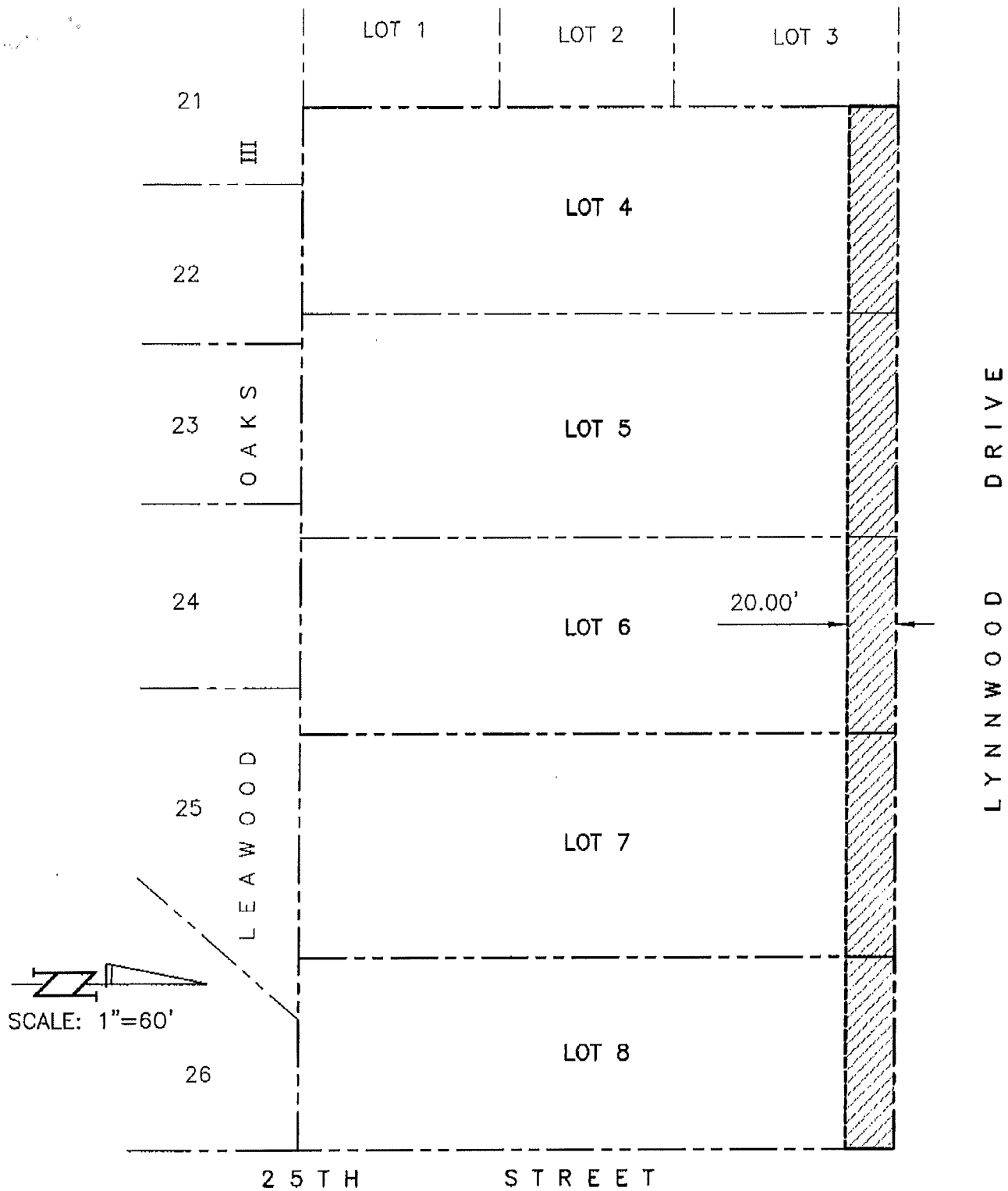
SCALE: 1"=60'

LEGAL DESCRIPTION

THAT PART OF LOTS 1 THROUGH 3, WOODLAND OAKS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S00°04'42"W (ASSUMED BEARING) 20.00 FEET ON THE EAST LINE OF SAID LOT 3; THENCE N89°55'18"W 5.00 FEET ON A LINE 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3; THENCE S00°04'42"W 194.00 FEET ON A LINE 5.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOT 4, WOODLAND OAKS; THENCE N89°55'18"W 20.00 FEET ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1; THENCE N00°04'42"E 214.00 FEET ON A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 4; THENCE S89°55'18"E 25.00 FEET ON THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

EXHIBIT B

NEXT STEP PROPERTIES TD2 FILE NO.: 1426-101EASEB DATE: NOV. 2, 2005
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860



LEGAL DESCRIPTION

THE NORTH 20.00 FEET OF LOTS 4 THROUGH 8, WOODLAND OAKS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

EXHIBIT A