

KNOW ALL MEN BY THESE PRESENTS:

DERBY REFINING COMPANY DIVISION OF COLORADO OIL AND
That the undersigned, ~~DERBY REFINING COMPANY, a division of Colorado Oil~~
GAS CORPORATION,
~~and Gas Corporation~~ hereinafter referred to as First Party, is the owner and
in possession of the real estate legally described as a tract of land comprising
the Westerly 145.5 Feet of Lot 14 of Vantines Subdivision, situated in the
Northwest Quarter of Section 22, Township 11 North, Range 9 West of the 6th P.M.
in the City of Grand Island, Hall County, Nebraska, such tract hereinafter re-
ferred to as "Tract A", and

WHEREAS, FRANCIS T. DOWD and DORIS K. DOWD, husband and wife as joint
tenants, hereinafter referred to as Second Party, are the owners and in possession
of the real estate (adjoining said "Tract A" immediately to the South thereof)
legally known and described as a tract of land approximately 99 Feet North and
South and 148.5 Feet East-West, situated at the Westerly end of the following
described premises: The Southerly Two Acres of the Southwest Quarter of the
Southwest Quarter of the Northwest Quarter of Section 22 in Township 11 North,
Range 9 West, of the 6th P.M., except that part taken by the City of Grand
Island by Ordinance No. 1302 as recorded in Book P at Page 574 of the Miscellaneous
Records on file at the Register of Deeds office in Hall County, Nebraska, and
subject to one half of the county road at the West end thereof and which property
is presently used as the location of Dreisbach's Steak House in the City of Grand
Island, Hall County, Nebraska, such tract hereinafter referred to as "Tract B",
and

WHEREAS, the parties hereto do desire to create and establish certain ease-
ments across various portions of their property and to provide for the permissive
use of other portions thereof, the parties do specifically refer to and make a
part hereof the attached Plot Plans, marked Exhibit A. In consideration of their
mutual promises and other valuable consideration, the parties hereto agree as
follows:

1. Second Party does hereby grant and convey to First Party for the use of
First Party, its customers, assigns and permittees, the right to use the area on
said Exhibit A outlined in red and designated as Item 1a, for driveway entrance
and egress and item 1b for placement of whiteway light fixture. First Party, upon
authority from the City Council or other appropriate agency, may obtain curb cut