

LANCASTER COUNTY, NEB

Dea Galte
REGISTER OF DEEDS

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Oct 13 9 08 AM '95 INST. NO 95

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PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Janet L. Loper, a single person, herein called the "GRANTOR", record owner of the real property hereinafter described, for and in consideration of the sum of One and 00/100 Dollars (\$1.00), duly paid, the receipt whereof is hereby acknowledged, and the further consideration of the performance of the covenants and agreements by GRANTEE as hereinafter set out and expressed does hereby GRANT, REMISE and RELINQUISH unto Lancaster County, Nebraska, herein called "GRANTEE" permanent easement on the following described real estate situated in Lancaster County, Nebraska, to wit:

A part of Lot 3, Block 1 Green Acres as platted in the SW $\frac{1}{4}$ Section 33, Township 10 North, Range 6 East of the 6th Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the southeast corner of said Lot 3; thence westerly with the south line of said Lot 3, a distance of 160.00 feet; thence northeasterly to a point located 60.00 feet westerly from the said southeast corner as measured with the said south line and 10.00 feet northerly from and measured perpendicular to the said south line; thence easterly parallel with the said south line, a distance of 20.00; thence northeasterly to a point of intersection with the east line of said Lot 3, last said point located 40.00 northerly from the said southeast corner of said Lot 3; thence southerly with the said east line of Lot 3 to the point of beginning.

Containing 1,700 square feet (0.04 acre)

TO HAVE AND TO HOLD UNTO LANCASTER COUNTY, NEBRASKA, its successors and assigns, the right to construct, use and maintain on the land herein described utilities, such slopes as are necessary to retain and support the County road, the construction and/or extension of drainage structures and/or the construction of a drainage channel or drainage ditch and so long as such utilities, slopes, drainage structure, drainage channel or drainage ditch is used and maintained, the right of ingress and egress to said property herein described from the County road for the purpose of inspecting, repairing, and maintaining the said utilities, slopes, drainage structure, drainage channel and/or drainage ditch located thereon at the will of the GRANTEE, it being the intention of the parties hereto that the GRANTEE shall have the right to assign utility easements and that GRANTOR is hereby granting the uses herein specified without divesting GRANTOR of title and ownership of the rights to use the above described property for any purpose that does not interfere with the uses herein granted.

The GRANTOR, in consideration of the payments herein stated, agrees not to construct buildings, ornamental fences or other improvements which may be damaged by the GRANTEE'S uses herein specified. If the GRANTOR chooses to make such improvements, GRANTOR hereby waives all claims for damages which may occur from the GRANTEE'S use as herein specified with the exception of necessary fence removal and replacement costs, or damages caused by negligence of the GRANTEE.

THIS INSTRUMENT, and the covenants and agreements herein contained shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

In witness whereof, Grantor has signed and dated below:

BY: Janet L. Loper DATED October 2, 1995

BY: _____ DATED _____

STATE OF Nebraska, County of Lancaster :

Before me, a Notary Public qualified for said County, personally came _____

Janet L. Loper, a single person

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on October 2, 1995

My commission expires March 4, 1996

NOTARY PUBLIC: Kenneth W. Sherwood

