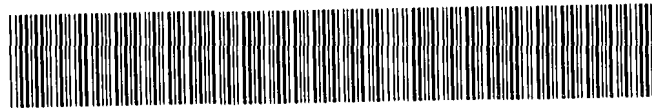




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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/14/2015 12:10:37.09



2015037029

PERPETUAL EASEMENT

The undersigned, Grantor, fee simple owner, of Lot 68, Leavenworth Heights, an addition to the City of Omaha, Douglas County, Nebraska, does hereby grant, in perpetuity to the owner of Lot 67, Leavenworth Heights, the Grantee, a non-exclusive easement upon the following portion of Lot 68, Leavenworth Heights, an addition to the City of Omaha, Douglas County, Nebraska (the "Easement Area");

The East Ten Feet (E 10') of Lot 68, Leavenworth Heights, from the North lot line of Lot 68, Leavenworth Heights, South for ninety-seven feet (97').

Said easement shall run with the land and shall be binding upon said Grantor and Grantee, and their heirs, successors and assigns. The Easement Area shall be maintained in good repair, and Grantor and Grantee shall bear the costs of maintenance, repair and snow removal, with each party bearing fifty percent (50%) of the cost. In the event either Grantor or Grantee causes damage to the Easement Area due to their intentional or negligent act, that party shall be responsible for all repair costs. The Easement Area shall be used solely for driveway purposes, and shall constitute ingress and egress for passenger vehicles to and from Grantor and Grantee's respective properties. No party shall park within or otherwise obstruct the Easement Area.

RETURN: GRANT LAW Office
3717 HARNEY ST
OMAHA, NE 68131

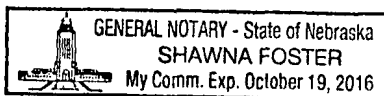
5/14/15 (5415)

Upon any sale of the Grantor or Grantee's property, as applicable, or by any successor or assign of either of them, the selling party shall have no further liability hereunder other than for claims arising during the selling party's period of ownership.

James L. Adrian
James L. Adrian, Grantor

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 14th day of May, 2015, by James Adrian, Grantor, who is personally known to me and who executed this Perpetual Easement as his voluntary act and deed.



Shawna Foster
Notary Public