

56-417

SARPY CO., NE
56 of Miss. Rec.
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EASEMENT

Carl W. ...
REGISTER OF DEEDS
DET

INDENTURE made the 19th day of ~~November~~, 1978

between Charles Kokes and Bonnie Kokes, husband and wife,
Grantors, and Larry Rand and Carolyn Rand, husband and
wife, Grantees.

WHEREAS, the Grantors are seized of an estate in
fee simple of a parcel of land described as:

Tax Lot 2A2C in Section Twenty-Four (24),
Township Thirteen (13) North, Range Twelve
(12) East of the 6th P.M., Sarpy County,
Nebraska and that part of Tax Lot 2A2A in
Section Twenty-Four (24), Township Thirteen
(13) North, Range Twelve (12) East of the
6th P.M., Sarpy County, Nebraska described
as follows: Beginning at the N.W. corner
of Tax Lot 2A2C in Section 24, thence
Easterly on the North line of said Tax Lot
2A2C, 871.20 feet (Legal) 871.58 feet
(Measured) to the N.E. corner of said Tax
Lot 2A2C; thence Northwesterly, 881.21 feet
to a point on the West line of Tax Lot 2A2A
that is 150.00 feet North of the N.W. corner
of said Tax Lot 2A2C; thence Southerly on
the West line of said Tax Lot 2A2A, 150.00
feet to the point of beginning,

across which runs a private road, more particularly described
in Exhibit A which is attached hereto and made a part hereof
by reference;

WHEREAS, the Grantees own another parcel of land
which adjoins Grantors' land on the Northern boundary of
Grantors' land, upon which Grantees ~~have~~ ^{(Plan To Build) CPK} a private, single
family dwelling house; and appurtenant structures.

WHEREAS, for the consideration hereinafter mentioned,
the Grantors have agreed to grant to the Grantees an easement

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over the said private road for the purpose of ingress and egress to and from Grantees' above described property;

WHEREAS, the Grantees agree that any structures above ground shall be constructed a minimum of two hundred and fifty ^{C.P.K. C.H.R.} ~~(50)~~ feet from the north boundary line of the Grantors' property; and

WHEREAS, the parties agree that the Grantors shall not be responsible for maintaining said private road and that any amounts expended for maintenance and repair of said private road shall be borne proportionately by the Grantors and the Grantees in accordance with a maintenance agreement of even date herewith:

W I T N E S S E T H :

In pursuance of the said agreement and in consideration of the sum of One Dollar (\$1.00) paid by the Grantees to the Grantors, the receipt of which is hereby acknowledged, the Grantors hereby grant to the Grantees, their heirs and assigns:

Full and free right and liberty for them, their tenants, servants, visitors, and licensees, in common with all other persons having the like right, at all times hereafter to pass and repass along said private road, for all lawful purposes connected with the use and enjoyment of the said premises of the Grantees as a private, single family dwelling house, but for no other purposes.

To hold the said easement hereby granted to the Grantees, their heirs and assigns, as appurtenant to their said premises.

C.P.K.

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IN WITNESS WHEREOF, the said Grantors and Grantees
sign this agreement.

Charles F. Kokes
Charles Kokes

Bonnie Jean Kokes
Bonnie Kokes

Larry A. Rand
Rand
Larry

Carolyn Rand
Carolyn Rand

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this 19th day of ^{Dec}~~November~~, 1978, before me, a
Notary Public duly commissioned and qualified in said county,
personally came CHARLES KOKES, to me known to be the identical
person whose name is affixed to the foregoing instrument and
acknowledged the same to be his voluntary act and deed.

Witness my hand and Notarial Seal the day and year
last above written.

GENERAL NOTARY - State of Neb.
JOHN F. KELLY
My Comm. Exp. Aug. 12, 1979

John F. Kelly
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this 19th day of ^{Dec}~~November~~, 1978, before me, a
Notary Public duly commissioned and qualified in said county,
personally came BONNIE KOKES, to me known to be the identical
person whose name is affixed to the foregoing instrument and
acknowledged the same to be her voluntary act and deed.

Witness my hand and Notarial Seal the day and year
last above written.

GENERAL NOTARY - State of Neb.
JOHN F. KELLY
My Comm. Exp. Aug. 12, 1979


John F. Kelly
Notary Public

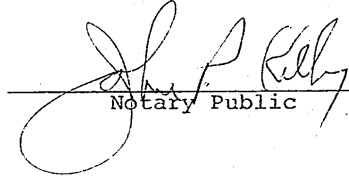
56-1190

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this ^{Dec}~~19th~~ day of ~~November~~, 1978, before me, a
Notary Public duly commissioned and qualified in said county,
personally came LARRY RAND, to me known to be the identical
person whose name is affixed to the foregoing instrument and
acknowledged the same to be his voluntary act and deed.

Witness my hand and Notarial Seal the day and year
last above written.

 GENERAL NOTARY - State of Neb.
JOHN F. KELLY
My Comm. Exp. Aug. 12, 1980




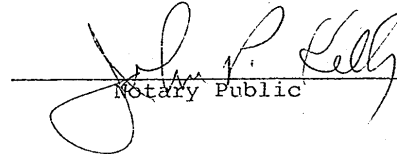
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this ^{Dec}~~19~~ day of ~~November~~, 1978, before me, a
Notary Public duly commissioned and qualified in said county,
personally came CAROLYN RAND, to me known to be the identical
person whose name is affixed to the foregoing instrument and
acknowledged the same to be her voluntary act and deed.

Witness my hand and Notarial Seal the day and year
last above written.

 GENERAL NOTARY - State of Neb.
JOHN F. KELLY
My Comm. Exp. Aug. 12, 1980



Notary Public

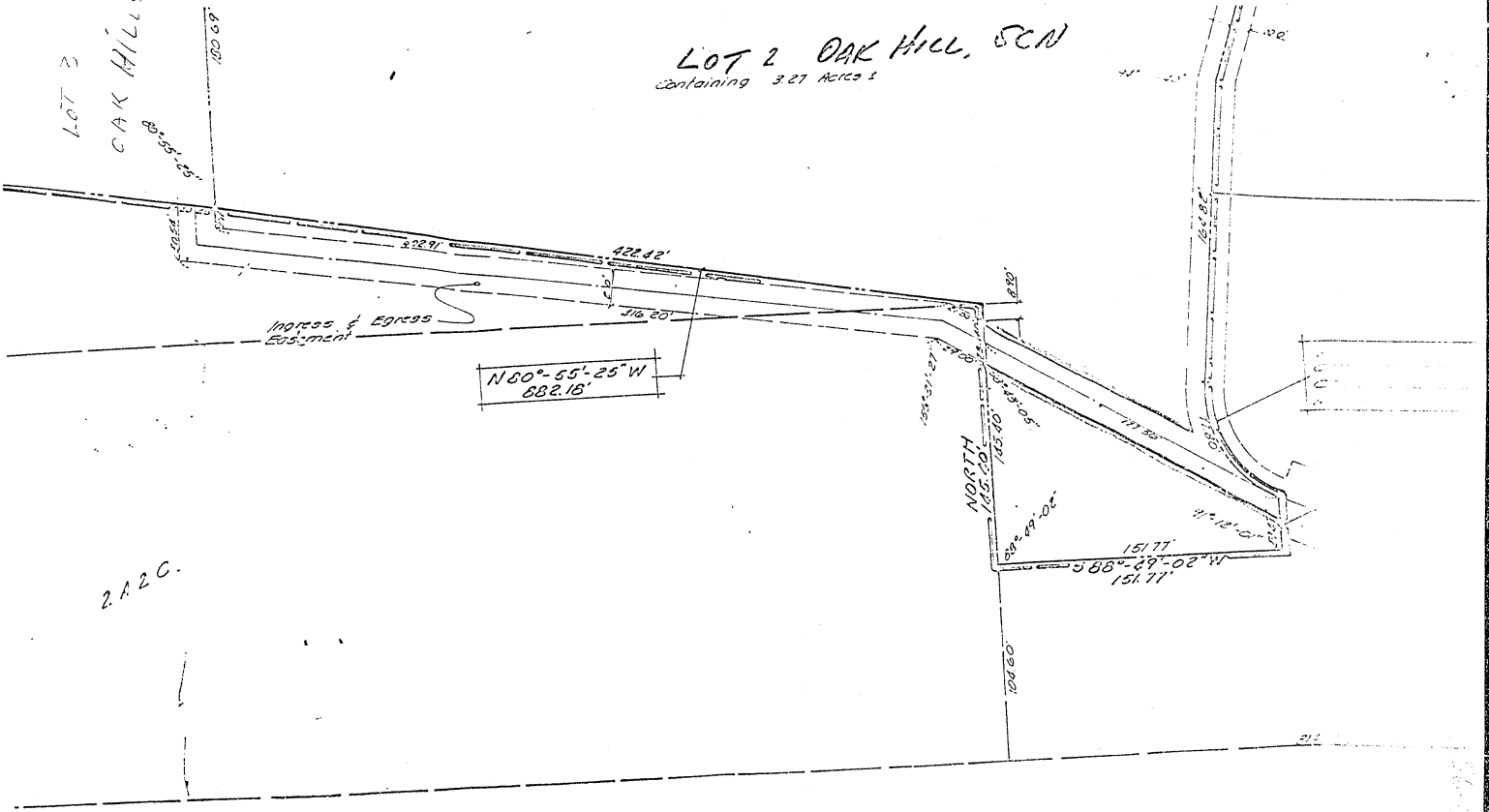
52-4173

EXHIBIT A

A road easement through a part of Tax Lot 2A2C and Tax Lot 2A2A in Section Twenty-four (24), Township Thirteen (13) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska, all more particularly described as follows: Commencing at the Northeast corner of said Tax Lot 2A2C; thence South (assumed bearing) on the East line of said Tax Lot 2A2C, 8.90 feet to the point of beginning; thence continuing South on the East line of said Tax Lot 2A2C, 23.40 feet; thence N58°43'05"W, 29.00 feet; thence N82°11'38"W, 416.20 feet; thence North, 30.54 feet; thence S80°55'25"E, 20.25 feet; thence South, 9.91 feet; thence S82°11'38"E, 402.91 feet; thence S58°43'05"E, 21.00 feet to the Point of Beginning.

LOT 3
OAK HILLS

LOT 2 OAK HILL, SCN
Containing 3.27 Acres ±



REC 7-15-76
PLATS