

FILED FOR RECORD 2-1-79 AT 3:55 P.M. 154 Deeds  
PAGE 287 (Car L. H. Hildebrand) REGISTER OF DEEDS, SARPY COUNTY, NEB.

154-287

NEBRASKA DOCUMENTARY STAMP TAX	
FEB 1 1979	
\$ 49.50	BY J. W.

WARRANTY DEED

DONALD E. FREDERICK and CAROLINE FREDERICK, husband and wife, and  
EDWARD J. FREDERICK and PHYLLIS FREDERICK, husband and wife, herein  
called the grantor whether one or more, in consideration of One Dollar  
(\$1.00) and other valuable considerations, received from grantee, does  
grant, bargain, sell, convey and confirm unto GRETN A STATE BANK, a  
Nebraska Banking Corporation, herein called the grantee whether one or  
more, the following described real property in Sarpy County, Nebraska:

That part of the NW 1/4 of the NE 1/4 of Section 36,  
T 14N, R 10 E of the 6th P.M., Sarpy County, Nebraska,  
more particularly described as follows: Commencing at  
the Northeast corner of Lot 247, West Plains, as surveyed,  
platted and recorded in Sarpy County, Nebraska; thence N  
2° 11' 42" W for 60.95 feet along the West R.O.W. line of  
U.S. Highway No. 6 to the true point of beginning; thence  
continuing N 2° 11' 42" W for 261.17 feet along said West  
R.O.W. line; thence N 89° 56' 40" W for 107.85 feet; thence  
S 0° 02' 00" E for 143.46 feet; thence along a curve  
to the left (having a radius of 117.70 feet and a long  
chord bearing S 45° 02' 00" E for 166.45 feet) an arc  
distance of 184.88 feet to the true point of beginning.

Subject to the following:

First, that grantor specifically reserves a right of way easement  
over the West 15 feet and South 15 feet of the above described real  
estate.

Second, that a reservation of right of way easement over the North  
15 feet has been conveyed to Tri-Federal Savings and Loan Association  
under the terms and conditions of an agreement, marked as Attachment  
"A", which is attached hereto and made a part of this document.

That grantor conveys unto grantee a right of way easement over a  
strip of land abutting and contiguous to the North line, West line and  
South line of the above described real estate.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except easements, covenants and restrictions of record. That grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

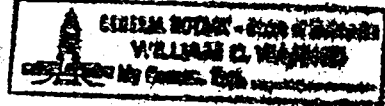
DATED this 1st day of February, 1979.

Phyllis R. Frederick, Carolanne Frederick  
Edward J. Frederick, Donald E. Frederick

STATE OF NEBRASKA )  
COUNTY OF SARPY } ss.

Before me,,a notary public qualified for said county, personally came DONALD E. FREDERICK and CAROLINE FREDERICK, husband and wife, and EDWARD J. FREDERICK and PHYLLIS FREDERICK, husband and wife, 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 February 1, 1979.



William C. Williams  
Notary Public

My Commission expires August 6, 1980.

AGREEMENT

THIS AGREEMENT, made this 23<sup>rd</sup> day of JANUARY, 1979, between TRI-FEDERAL SAVINGS AND LOAN ASSOCIATION, of Wahoo, Nebraska, Saunders County, and DONALD E. FREDERICK and CAROLINE FREDERICK, husband and wife, and EDWARD J. FREDERICK and PHYLLIS FREDERICK, husband and wife, 106 No. McKenna Ave., Gretna, Sarpy County, Nebraska.

The parties have an interest in adjoining real estate situated in:

The Northwest Quarter of the Northeast Quarter of Section 36, Township 14 North, Range 10 East of the 6th P.M. in Sarpy County, Nebraska, and described respectively as follows:

Along a 30 foot strip, 15 feet either side of a line along the West and South boundary of the following described real estate:

That part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of Lot 247, West Plains, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska; thence N 0° 02' W along the West R.O.W. line of U. S. Highway No. 6 for 322.45 feet to the true point of beginning; thence continuing N 0° 02' W for 175.00 feet to the South R.O.W. line of the County road; thence N 89° 56' 40" W for 120.00 feet along said South R.O.W. line; thence S 0° 02' E for 175.00 feet; thence S 89° 56' 40" E for 120.00 feet to the true point of beginning. (The West R.O.W. line of U.S. Highway No. 6 assumed N 0° 02' W in direction.)

The parties to the Agreement desire to create a common road-way along the above described adjoining land owned by them for the benefit of each of them.

An easement for a common road-way in favor of each of the parties to this Agreement, which said easement shall be 30 feet in width, shall specifically allow traffic to proceed in a traditional driver to the right of the center line traffic pattern for the purpose of creating a common road-way 30 feet in width for the benefit of both of the above described parties. That in addition, the parties to this Agreement agree to share equally the cost of surfacing said right-of-way and to share equally the cost of maintaining said roadway.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement at GRINA, the day and year first above written.

## TRI-FEDERAL SAVINGS &amp; LOAN ASSOCIATION

BY Robert J. Hall  
President

Donald E. Frederick  
Donald E. Frederick

Edward J. Frederick  
Edward J. Frederick

Caroline Frederick  
Caroline Frederick

Phyllis Frederick  
Phyllis Frederick