

FILED SARPY CO. NE.  
INSTRUMENT NUMBER

2003-29930

2003 JUN -3 A 10:18 8

*[Signature]*

REGISTER OF DEEDS

Counter D  
Verify LM  
D.E. SAH  
Proof SAH  
Fee \$ 17.50  
Ck ☐ Cash ☐ Chg ☒ SEC

PERMANENT EASEMENT  
(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Val Verde L.L.C.**, a Nebraska limited liability company, hereinafter referred to as GRANTOR, (whether one or more) for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto E Station, L.L.C., a Nebraska limited liability company ("E Station"), the current owner of Lot 253, Val Verde, a subdivision in Sarpy County, Nebraska, and to its successors and assigns, a permanent easement for the right of ingress and egress in, through, and under the parcel of land described as follows, to-wit:

See Description on Exhibit "A"

TO HAVE AND TO HOLD unto said E Station, its successors and assigns.

It is further agreed as follows:

- 1) This easement is for the purpose of permitting ingress to and egress from Lot 253, Val Verde to 96<sup>th</sup> Street, Giles Road, and Val Verde Drive, in no way has any effect on the covenants and associations pertaining to lots 250, 251, 252, 253 and 254.
- 2) That no buildings, improvements, or other structures, nor any grading, fill or fill material, or embankment work, shall be placed in, on, over, or across said easement by GRANTOR, his or their successors and assigns without express approval of E Station, which approval shall not be unreasonably withheld. Improvements which may be approved by E Station include landscaping, road and/or street surfaces, and/or pavement, as long as such improvements do not then or later interfere with the purpose and use of the easement or the rights granted herein. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, its heirs, successors or assigns.
- 3) That E Station will replace or rebuild any and all damage to improvements caused by E Station exercising its rights of ingress and egress provided herein.
- 4) This permanent easement shall run with the land and shall be for the benefit of all subsequent owners of Lot 253, Val Verde, a subdivision in Sarpy County, Nebraska.
- 5) That said GRANTOR for itself and its heirs, executors and administrators does confirm with the said E Station and its assigns, that the GRANTOR is well seized in fee of the above described property and that it has the right to grant and convey this permanent easement in the manner and form aforesaid, and that it and its heirs, executors, and administrators, shall warrant and defend this permanent easement to said E Station and its assigns, and all subsequent landowners against the lawful claims and demands of all persons.
- 6) That said permanent easement is granted upon the condition that E Station may remove or cause to be removed all presently existing improvements thereon, including but not limited to, crops, vines, trees within the easement area as necessary for ingress and egress.
- 7) That this instrument contains the entire agreement of the parties; that there are no other or different agreements or understandings between the GRANTOR and E Station or its agents; and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of E Station or its agents or employees, except as are set forth herein (if applicable):
- 8) In consideration E Station, its successors and assigns grants Val Verde L.L.C. an easement on the Northeast corner for a future monument sign of approximate size 3' x 6'. The exact location to be mutually agreed upon by both parties.

A

IN WITNESS WHEREOF, the GRANTOR has executed this Agreement effective the 2 day of June, 2003.

**Val Verde L.L.C., a Nebraska limited liability company**

PRESIDENT or AUTHORIZED OFFICER:

By: Charles N. Clatterbuck  
Its: Member

**ACKNOWLEDGMENT**

STATE OF NEBRASKA    )  
                                  ) SS  
COUNTY OF Sarpy )

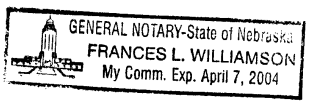
On this 2nd day of June, 2003 before me, a Notary Public in and for said County, personally came Charles Clatterbuck a Partner (Title), of Val Verde L.L.C., a Nebraska limited liability company, to me personally known to be a member of said company and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his or her respective voluntary act and deed as such member and the voluntary act and deed of said company.

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

Frances L. Williamson  
NOTARY PUBLIC

(Notary Seal)

#234993.1



2003-29930B

EXHIBIT "A"

DESCRIPTION OF EASEMENT

Ingress/Egress easement description, granted to lot 253 as follows:

The north (30') of lot 254, Val Verde along the south edge of lots 250-253, together with the 69.58 foot strip of lot 254, Val Verde lying between Lots 251 and 252, Val Verde. The east (25') of lot 254, Val Verde, to provide access to 96<sup>th</sup> Street.