

DRIVEWAY EASEMENT

THIS EASEMENT executed this 31 day of August, 1984 by Harold J. Domingo and Flossie Domingo, husband and wife, as Grantor and hereby bear witness to the grant of an easement for a joint driveway between the respective properties presently owned by Grantor under the following terms and conditions:

1. Grantor is presently owner of the following described properties:

- A. 3715 and 3717 Dodge Street, Omaha, Nebraska  
legally described as:

The East 45.0 feet of Lots 1 and 2, Block 10, JEROME PARK, an addition to the City of Omaha, Douglas County, Nebraska.

- B. 3719 and 3721 Dodge Street, Omaha, Nebraska  
legally described as:

The East 47.0 feet of the West 122.0 feet of Lot 1 and the East 32.0 feet of the West 122.0 feet of Lot 2, all in Block 10, JEROME PARK, an addition to the City of Omaha, Douglas County, Nebraska.

- C. 107 and 109 South 38th Street, Omaha, Nebraska  
legally described as:

The West 90.0 feet of Lot 2, Block 10, JEROME PARK, an addition to the City of Omaha, Douglas County, Nebraska.

2. The easement shall be appurtenant to those properties as described above in paragraphs 1A, 1B and 1C.

3. With respect to the easement, the property described as the East 45.0 feet of Lots 1 and 2, Block 10, JEROME PARK, an addition to the City of Omaha, Douglas County, Nebraska shall be the dominant tenement and the property described in paragraphs 1B and 1C shall be the servient tenement.

4. The grant of driveway easement in favor of that property described in paragraph 1B shall be the North 24 feet of the South 45 feet of the East 45.0 feet of Lot 2, Block 10, JEROME PARK, an addition to the City of Omaha, Douglas County, Nebraska.

5. The grant of easement in favor of that property described in paragraph 1C shall be the North 24 feet of the South 45 feet of the East 45.0 feet of Lot 2, Block 10, JEROME PARK, an addition to the City of Omaha, Douglas County, Nebraska and the North 24 feet of the East 32 feet of the West 122 feet of Lot 2, Block 10, JEROME PARK, an addition to the City of Omaha, Douglas County, Nebraska.

6. In the event the owner(s) of the property described in paragraph 1C should exercise the herein granted driveway easement then said owner(s) shall contribute twenty per cent (20%) of the cost of reasonable and necessary maintenance and repair of the presently existing concrete driveway. The owner(s) of the property described in paragraph 1B shall contribute thirty per cent (30%) of the cost of the reasonable and necessary maintenance and repair of the

presently existing concrete driveway. The owner (s) of the property described in paragraph 1A shall contribute the balance of the cost of the reasonable and necessary maintenance and repair of the presently existing concrete driveway.

7. Each of the owner(s) of the properties described in 1A, 1B and 1C shall have the common use of the driveway for themselves, their families, guests and invitees to provide access to the several garages of the parties located on their respective properties and for deliveries and similar uses.

8. Each owner(s) of the above-described properties in 1A, 1B and 1C shall make reasonable use of the easement and neither party shall obstruct the driveway or in any manner interfere with the reasonable use thereof by the other owner(s).

9. Neither owner(s) shall make use of the driveway for business purposes or so as to increase the taxes, assessments, or insurance rates of the other owner(s) or so as to make the continuance of the driveway illegal except for purposes of multi-family housing.

10. This grant of easement shall be permanent in nature and shall be binding upon the heirs, assigns and subsequent successors in interest of the Grantor herein.

Harold J. Domingo  
Harold J. Domingo, Grantor

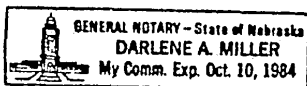
Flossie Domingo  
Flossie Domingo, Grantor

STATE OF NEBRASKA)

)ss.

COUNTY OF SARPY )

On the 3 day of August, 1984 before me came Harold J. Domingo and Flossie Domingo, husband and wife, known to me to be the same persons who signed the foregoing document as their voluntary act and deed.



Darlene A. Miller  
Notary Public

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C. HAROLD DILLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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