

1980 JUN -5 PM 3:06

EASEMENT

By this instrument the undersigned Marshall Nurseries Company, a corporation, conveys to Sperling Brothers, a partnership, an easement upon and over that strip of property located along the east side of the Southwest One-quarter Section 17, Township 17 N, Range 10, Washington County, Nebraska, being 32 feet in width.

The easement is granted for purposes of ingress and egress for agricultural purposes only.

The purpose and intention of the easement is to enable the grantee to have ingress and egress to its agricultural land located to the north of said Southwest One-quarter for agricultural purposes.

Sperling Brothers shall have the right to reasonably improve such field road as necessary for agricultural purposes but shall not have the right to apply gravel or in any way hard surface said road and any desired maintenance or improvement of the right of way shall be the expense and obligation of grantee.

The right of way granted shall not be exclusive and shall remain under the full right and control of grantor except insofar as necessary for use by Sperling Brothers for the stated purpose.

Grantor shall have the right to install gates across the north and south end of the easement and in the event that such gates are installed grantee shall maintain the gates in a closed position as reasonably necessary.

The easement granted hereby shall continue as long as it is reasonably necessary to provide ingress and egress for agricultural purposes to the land located immediately to the north of said Southwest One-quarter, and as long as said property to the north is owned by Sperling Brothers, a partnership, or David Sperling or Jerome Sperling.

Dated June 5<sup>th</sup>, 1980.

STATE OF NEBRASKA, COUNTY OF WASHINGTON, SS  
I, \_\_\_\_\_, Clerk of said County, do hereby certify that the foregoing instrument was duly filed for record in my office on the 5th day of June, A.D. 1980, at 3:06 p.m. and recorded in Book 128, page 146-147.  
DEPUTY

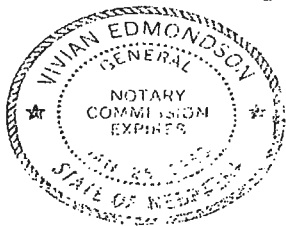
MARSHALL NURSERIES COMPANY  
By [Signature]  
Its President

Recorded \_\_\_\_\_  
General \_\_\_\_\_  
Numerical \_\_\_\_\_  
Photostat \_\_\_\_\_

STATE OF NEBRASKA )  
                              ) ss.  
COUNTY OF DODGE )

Before me, a notary public qualified in said county, personally came Thomas Eason, President of Marshall Nurseries Company, a corporation, known to be the president and identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on June 5th, 1980.



Vivian Edmondson  
Notary Public