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REGISTER OF DEEDS



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REGISTER T. DEEDS

DECLARATION OF INGRESS/EGRESS AND UTILITY EASEMENT

SOUTHWIND PARTNERSHIP, a Nebraska general partnership (hereinafter the "Grantor"), being the owner of the following described real estate:

Lots 1 and 2 of Faulkland Heights Replat II Being a Replatting of Lot 4, Faulkland Heights Replat I, located in the Northwest One-Quarter of the Northwest One-Quarter of Section 20, Township 14 North, Range 13 East of the Sixth Principal Meridian, as surveyed, platted and recorded in Sarpy County, Nebraska

(collectively the "Property") for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey a joint, reciprocal and non-exclusive ingress and egress easement for vehicular and pedestrian traffic over and across all roadways, walkways and thoroughfares now existing or hereafter created on the Property and all necessary or desirable easements for public utilities, including, but not limited to, water, gas, telephone, electric service, cable television, and storm and sanitary sewer services for the development and use of the Property (the "Easement Area"); provided, however, that no such easements shall be created which unduly interfere with the use or operation of other improvements located, or to be located on any portion of the Property.

Grantor, for itself, its successors and assigns and Grantor's tenants, employees, visitors, licensees and invitees shall have a perpetual and nonexclusive right, privilege and easement to come upon the Easement Area. Each and every party benefitted by this easement shall prohibit and take reasonable action to prevent any blockage of the Easement Area by their respective employees, visitors, licensees and invitees.

This Easement shall run with the land, inure to the benefit of, and be binding upon, the Grantor and Grantor's successors and assigns.

SOUTHWIND PARTNERSHIP, a Nebraska general partnership

Thomas E. Torczon, Partner

By <u>Mendel Longo</u> Gerald L. Torczon, Partner

STATE OF NEBRASKA)

COUNTY OF SARPY

The foregoing instrument was acknowledged before me this 30 th day of Southwind Arther than 1993, by THOMAS E. TORCZON, Partner of SOUTHWIND PARTNERSHIP, a Nebraska partnership, on behalf of the partnership.

DORIS J. NICHOLS

My Comm. Exp. Jan. 29, 1996

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STATE OF NEBRASKA)

) ss.: COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 30 day of Saptember, 1993, by GERALD L. TORCZON, Partner of SOUTHWIND PARTNERSHIP, a Nebraska partnership, on behalf of the partnership.

Notary Public Michels

CEIFIAL MOTARY-State of Reprot 1
DORIS J. NICHOLS
My Comm. Exp. Jan. 29, 1936

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