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COMPARED

FILED FOR RECORD 10-5-99 AT 2:24 P. M.  
IN BOOK 54 OF MO PAGE 661  
REGISTER OF DEEDS, CASS CO., NE *Patricia Masingo*  
Doc #98 \*205

EASEMENT FOR GARAGE

SANITARY AND IMPROVEMENT DISTRICT NO. 1 OF CASS COUNTY, NEBRASKA, a Nebraska political subdivision, being the owner of the real estate described below (hereinafter referred to as the "Grantor") for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to: (i) CHARLES E. LARSEN and JANELLE A. LARSEN, husband and wife, as joint tenants with right of survivorship (the "Larsens"), and (ii) DANIEL P. ARCHULETA and AMY L. ARCHULETA, husband and wife, as joint tenants with right of survivorship (the "Archuletas"); the Larsens and Archuletas as tenants in common, and their successors and assigns (hereinafter collectively referred to as the "Grantee"), an easement to maintain and repair a garage over, upon, above, along, under, in and across the following described real estate as long as the garage is in existence and remains in its current location, to-wit:

See Exhibits "A" and "B" attached hereto and incorporated herein by this reference.

PROVIDED, HOWEVER, IN THE EVENT THAT the Grantor should at any time determine, in its sole and absolute discretion, that the easement is necessary for its corporate purposes, the garage and all encroachments shall be removed within thirty (30) days notice by Grantor at the sole expense of Grantee.

Where Grantee's garage is constructed, the Grantee shall have the right to maintain and repair such garage within the strip of land indicated above.

The Grantor does hereby warrant that the Grantor has lawful possession of such real estate along with good and lawful authority to make such conveyance and that the Grantor's successors and assigns shall warrant and defend the same and will indemnify and hold harmless the Grantee forever against the claims of all persons whosoever in any way assert any right, title or interest prior to or contrary to this conveyance.

This conveyance is made as of this 27 day of September, 1999.


SANITARY AND IMPROVEMENT DISTRICT  
NO. 1 OF CASS COUNTY, NEBRASKA, a  
Nebraska political subdivision,

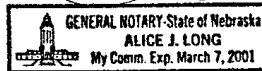
By *Dean C. Sykes*  
DEAN C. SYKES, CHAIRMAN

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STATE OF NEBRASKA )  
                          ) ss.:  
COUNTY OF DOUGLAS )

The foregoing Easement was acknowledged before me this 27<sup>th</sup> day of September, 1999, by DEAN C. SYKES, CHAIRMAN of SANITARY AND IMPROVEMENT DISTRICT NO. 1 OF CASS COUNTY, NEBRASKA, a Nebraska political subdivision, on behalf of the district.

  
Notary Public



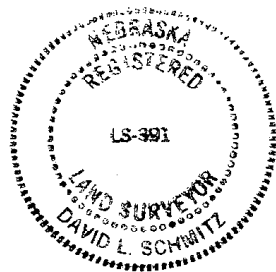
LEGAL DESCRIPTION OF PERMANENT EASEMENT FOR GARAGE

A permanent easement for a part of an existing garage partially constructed on road right-of-way adjacent to the Westerly line of Lot 106A, Lake WaConDa, Cass County, Nebraska, being more particularly described as follows:

Commencing at the N.W. Corner of said Lot 106A, thence southwesterly along the Westerly line of said Lot 106A 2.4 feet to a point on an existing garage, said point being the Point of Beginning; thence continuing southwesterly along said Westerly line of Lot 106A 26.2 feet to the southerly line of said garage; thence northwesterly along said garage line 5 feet to the southwest corner of said garage; thence northeasterly along said garage line 26.2 feet to the northwest corner of said garage; thence southeasterly along said garage line 5.3 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE

I, David L. Schmitz, do hereby certify that the above legal description was prepared by me this 29th day of July, 1999, and is correct to the best of my knowledge.



*David L. Schmitz*  
David L. Schmitz, Registered Land Surveyor  
Nebraska Reg. No. 391

**EXHIBIT "A"**

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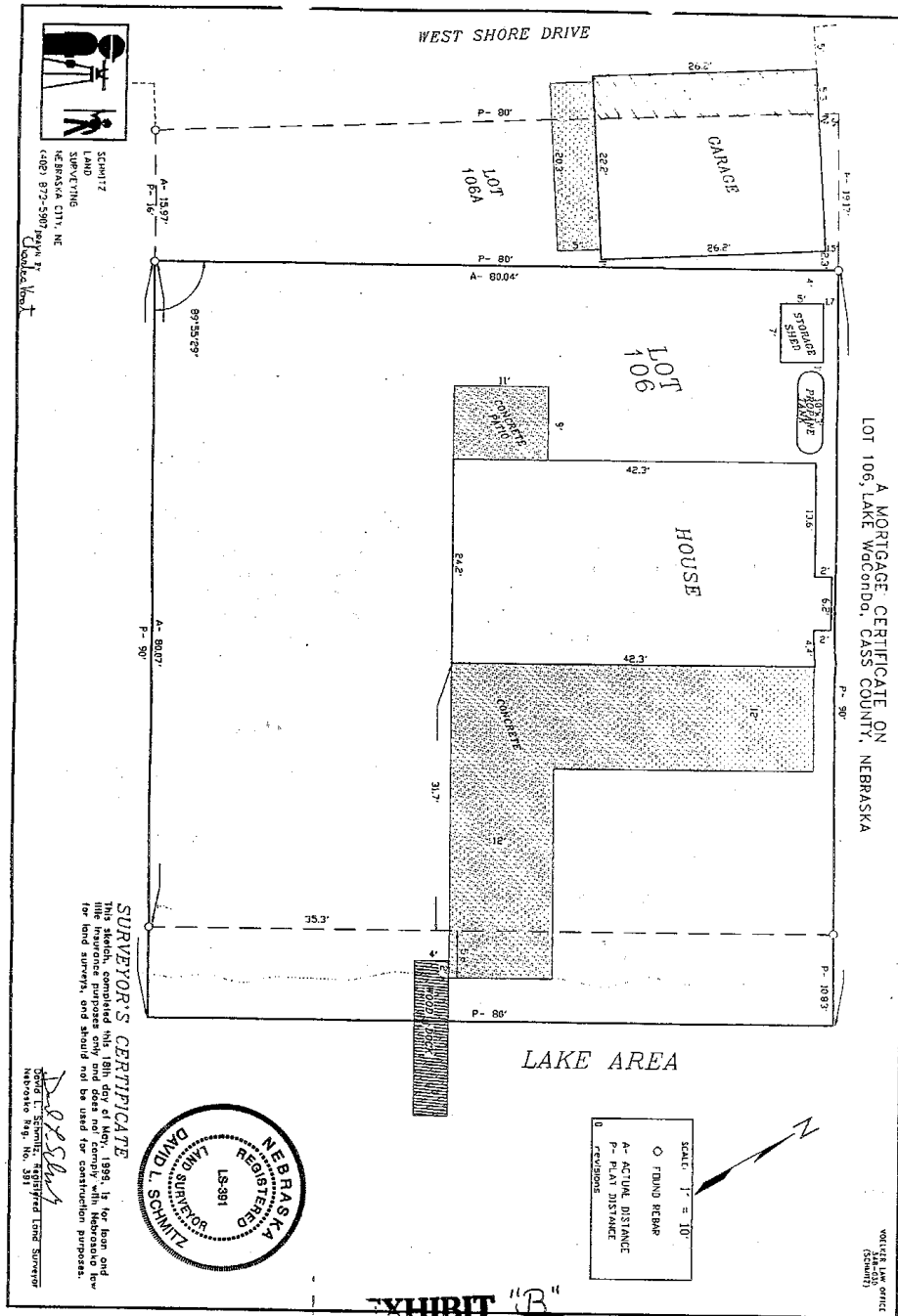


EXHIBIT "B"