

COUNTER a C.E. a
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 FEES \$ 21.00
 CHECK # 7459
 CMC _____ CASH _____
 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

FILED SARPY CO. NE
 INSTRUMENT NUMBER
2009-14143
 2009 MAY 13 PM 1:06
Glenn J. Dowling
 REGISTERED DEEDS

(The Space Above is for Recording Data)

ACCESS EASEMENT

THIS INDENTURE AND GRANT OF EASEMENT made this 13th day of MAY, 2009 between STEVEN P. ROBB AND CASS E. ROBB (hereinafter referred to as "Grantor"), in favor of OAK RIDGE ESTAES OWNERS ASSOCIATION (hereinafter referred to as "Grantee").

RECITALS:

WHEREAS, Grantor is the owner of the real property in Sarpy County, Nebraska legally described as Lots 5-7, inclusive, in Oak Ridge Estates, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska;

WHEREAS, Grantee is an association formed for the benefit of the residents in Oak Ridge Estates, for the specific purpose of construction, operating, and maintaining a private street and access drives within Oak Ridge Estates;

WHEREAS, Grantor desires to grant to Grantee, for the benefit of Grantee, its members, successors and assigns, access to certain lots within Oak Ridge Estates.

NOW THEREFORE, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledges, the Grantor does hereby GRANT, SELL and CONVEY unto Grantee a nonexclusive, private easement, the location of which is described in Exhibit "A" attached hereto and incorporated herein by this reference, for the benefit of Grantee for access to certain lots within Oak Ridge Estates.

TO HAVE AND TO HOLD for the non-exclusive uses, benefits, purposes, and burdens hereinafter set forth:

1. The parties hereby agree that in the event that Grantor exercises the rights granted herein, Grantor shall not be responsible for any costs and expenses associated with relocation of said private easement.
2. The foreclosure of any mortgage covering all or a portion of Oak Ridge Estates shall in no way affect or diminish any easement granted herein, for all such

RJR
 STEVE & CASS ROBB
 4005 RAYNOR PARKWAY #3220
 BELLEVUE, NE 68123

A A


easements shall remain in full force and effect for the benefit of the grantees described herein.


- 3. The obligations, benefits and burdens imposed by this document are those of the then owners of ally real property described herein, or any part thereof, and shall run with the land and shall be binding upon said owners and mortgagees and its respective successors and assigns.
- 4. The Grantor shall not be responsible to the Grantee for any injury to person or damage to property on or about the easement granted herein, unless caused by the negligence or willful misconduct of the Grantor, its agents, servants or employees. The Grantee, on behalf of itself and its successors and assigns, WAIVES and RELEASES any and all claims, causes of action, loss, expense, and damages (including attorneys' fees) against the Grantor arising out of such damage to property or injury to persons other than those caused by the negligence or willful misconduct of the Grantor, its agents, servants or employees.
- 5. The easement hereby created is not a public easement, but is a permanent, nonexclusive, private easement for the use and benefit of the Grantee referred to herein above. The parties hereto further expressly disclaim the creation of any rights in or for the benefit of the public.
- 6. Grantee shall be responsible for and shall pay any and all costs and expenses incurred in replacing, repairing, or otherwise maintaining the easement property.
- 7. This instrument shall be construed and governed in accordance with the laws of the State of Nebraska.

EXECUTED this 13th day of MAY 2009

GRANTOR:

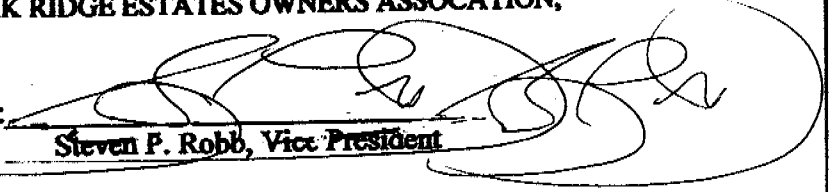
STEVEN P. ROBB AND CASS E. ROBB

By: 
Steven P. Robb

By: 
Cass E. Robb

GRANTEE:

OAK RIDGE ESTATES OWNERS ASSOCIATION,

By: 
Steven P. Robb, Vice President

B

STATE OF NEBRASKA
COUNTY OF SARPY

Before me, a Notary Public qualified for said County and State, personally came Steven P. Robb, proved to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of self.

WITNESS my hand and Notary Seal on this 13th day of May, 2009.

NEPL EXP 11-28-2011

Linda A. Lape
Notary Public



STATE OF NEBRASKA
COUNTY OF SARPY

Before me, a Notary Public qualified for said County and State, personally came Steven P. Robb, Vice President of the Oak Ridges Estates Owners Association, a Nebraska nonprofit corporation, proved to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said limited partnership.

WITNESS my hand and Notary Seal on this 13th day of May, 2009.

NEPL EXP 11-28-2011

Linda A. Lape
Notary Public

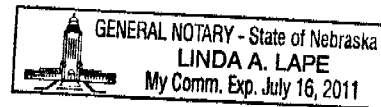


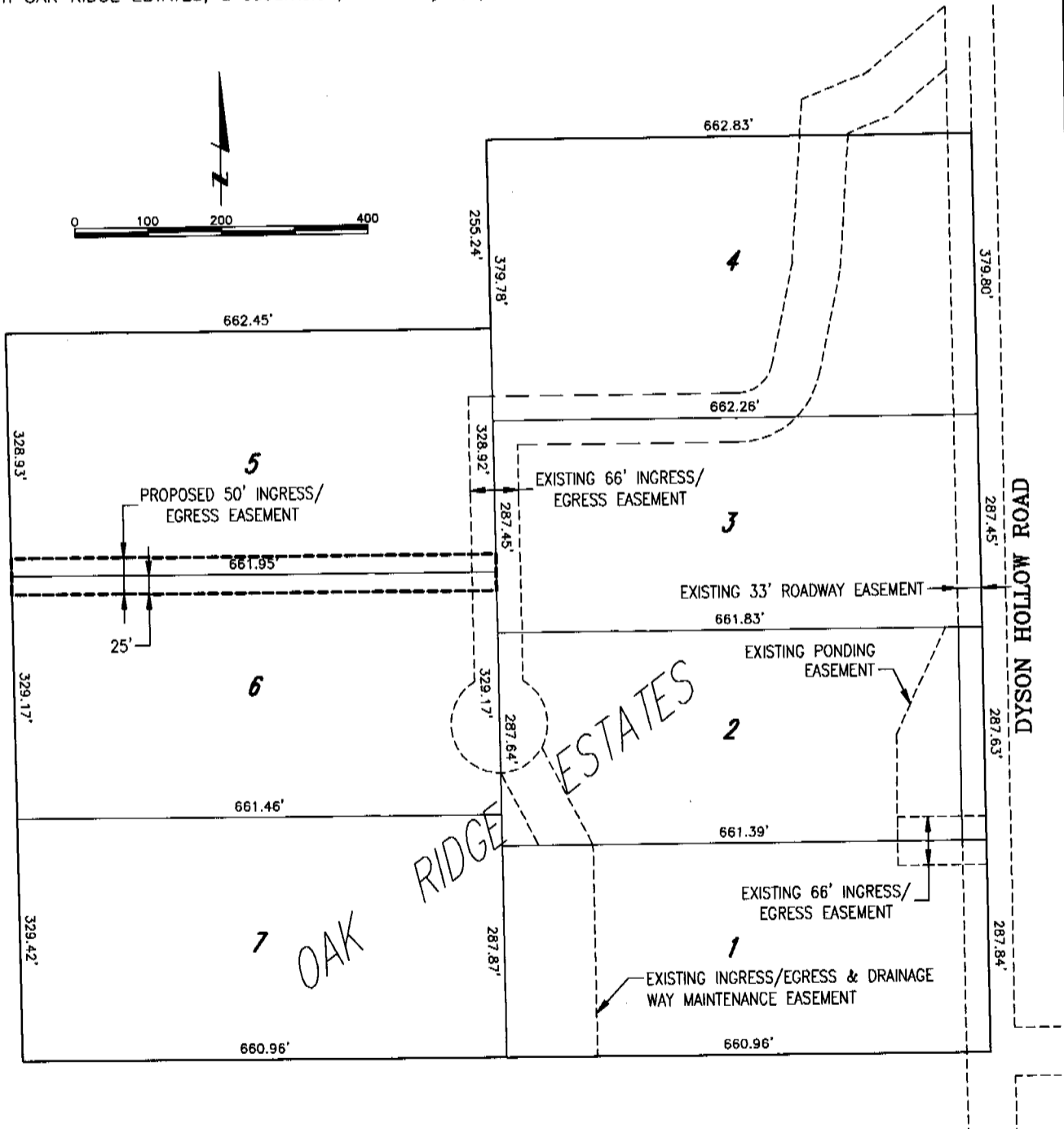
EXHIBIT "A"

2009-141430

EASEMENT EXHIBIT

LEGAL DESCRIPTION

A permanent fifty-foot (50') strip easement for ingress and egress over the south twenty five (25) feet of Lot 5 TOGETHER WITH the north twenty five (25) feet of Lot 6, both lots being located in OAK RIDGE ESTATES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.



Lamp, Rynearson & Associates, Inc.

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