

DON CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR

2011 NOV - 3 A 9 38
BOOK 4910 PAGE 808
OF GEN INST# 28

DC *SSS*

After recording, please return to: Thomas B. Thomsen, 340 E. Military, Fremont, NE
GRANT OF RIGHT OF WAY IN PERPETUITY

Indenture is made the 26 day of September, 2017, between Michael L. Bennett and Billie M. Bennett, husband and wife, hereinafter referred to as Bennett, and Pine Ridge Estates Homeowners Association, Inc., hereinafter referred to as Pine Ridge Estates:

WHEREAS, Bennett is the owner of the following described real estate, and desires to grant unto Pine Ridge Estates a Right Of Way In Perpetuity over the following described real estate which shall be a private road maintained by Pine Ridge Estates, to be paved by Pine Ridge Estates, all at the expense of Pine Ridge Estates.

NOW, in consideration of \$1.00 and Other Dollars, paid by Pine Ridge Estates to Bennett, the receipt of which is hereby acknowledged, Bennett hereby grants unto Pine Ridge Estates, its successors and assigns, full and free right and liberty for Pine Ridge Estates and its Members, and their visitors and assignees, in common with all others having the like right, at all times hereafter, for all purposes connected with the use of a Right Of Way over the hereinafter described real estate to be used and enjoyed from time to time as a private road to become part and parcel of the private roadway which partially surrounds Pine Ridge Estates subdivision.

To have and to hold this Grant of Right Of Way hereby granted unto Pine Ridge Estates, its successors and assigns, as appurtenant to said land of Pine Ridge Estates Common Area and every part thereof.

The land hereby granted for the purposes as set forth above is legally described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference as if fully set forth.

IN WITNESS WHEREOF, Michael L. Bennett and Billie M. Bennett have hereunto set their hand and seal the day and year first above written.

Michael L. Bennett

Michael L. Bennett

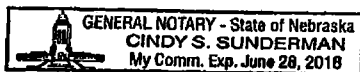
Billie M. Bennett

Billie M. Bennett

STATE OF NEBRASKA)
)ss
COUNTY OF DODGE)

On this 26 day of September, 2017, before me a Notary Public in and for said county, personally appeared Michael L. Bennett and Billie M. Bennett, husband and wife, to me personally known to be the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed, for the purpose therein set forth.

WITNESS, my hand and official seal the day and year last above written.



Cindy S. Sunderman

Notary Public

EXHIBIT A

Lot 11, Pine Ridge Estates 1st Addition
Road Easement
Saunders County, Nebraska

Easement Description:

Part of Lot 11, of Pine Ridge Estates 1st Addition, Saunders County, Nebraska, being described as follows: Beginning at the lot corner common to Lots 10 and 11 on Ponderosa Drive, of said Pine Ridge Estates 1st Addition; thence S42°15'11"E (assumed bearing) on the lot line common to said Lots 10 and 11, a distance of 450.91 feet; thence N47°44'49"E perpendicular to said common lot line, a distance of 20.00 feet; thence N08°05'55"W, a distance of 27.00 feet; thence N42°15'11"W parallel with said common lot line, a distance of 30.00 feet; thence N80°29'15"W, a distance of 24.49 feet to a point being 20.00 feet northeasterly of said common lot line, when measured at right angles; thence N42°15'11"W parallel with said common lot line, a distance of 386.00 feet to a point on the right-of-way line of said Ponderosa Drive; thence southwesterly on said right-of-way line on a 55.00 foot radius curve to the right an arc distance of 21.21 feet to the point of beginning, the chord of said curve bears S29°19'17"W 21.08 feet.