

STATE OF NEBRASKA COUNTY OF WASHINGTON) 88 1559
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 6th DAY OF June A.D. 1986
AT 1:57 O'CLOCK P.M. AND RECORDED IN BOOK
158 AT PAGE 1745-47
COUNTY CLERK Charlotte L. Petersen
DEPUTY Cheryl Warren

FILED

1986 JUN -5 PM 3:57 EASEMENT

CHARLOTTE L. PETERSEN
CLERK OF COUNTY CLERK
WASHP. NEBR.

This Easement entered into this 5 day of June, 1986,
by and between Gordon D. Fleming and Cheryl H. Fleming, husband
and wife, Kevin S. Fleming and Linda J. Fleming, husband and
wife, and Marilyn J. Fleming, a single person, hereinafter called
"Grantors", and Cottonwood, Inc., hereinafter called "Grantee",
wherein for the mutual consideration of peaceful enjoyment of the
use of the roadway as described hereinafter and One Thousand
Dollars (\$1,000.00) paid to Grantors, the Grantors do grant unto
the Grantee, its heirs or assigns, a perpetual **non-exclusive** roadway
over the real estate described as follows:

Recorded _____
General _____
Numerical _____
Photostat _____

A strip of land 40 feet in width over and across
the N1/2 SE1/4 of Section 30, Township 19 North,
Range 12 East of the 6th P.M., Washington
County, Nebraska, the centerline of said strip
being further described as follows:

Commencing at the southwest corner of Tax Lot 25
in Section 29, Township 19 North, Range 12 East,
thence South 0 degrees 20 minutes West (assumed
bearing) along the west line of said tax lot
extended, being also the east line of said
Section 30, a distance of 105.0 feet to the
point of beginning; thence South 66 degrees 15
minutes 45 seconds West a distance of 26.9 feet;
thence South 84 degrees 31 minutes 10 seconds
West a distance of 138.3 feet; thence North 60
degrees 43 minutes 30 seconds West a distance of
79.6 feet; thence North 45 degrees 13 minutes 20
seconds West a distance of 134.9 feet; thence
North 53 degrees 58 minutes 10 seconds West a
distance of 254.1; thence North 51 degrees 19
minutes 30 seconds West a distance of 650.7
feet; thence North 41 degrees 34 minutes 30
seconds West a distance of 367.5 feet; thence
North 45 degrees 52 minutes 00 seconds West a
distance of 344.4 feet; thence North 60 degrees
29 minutes 40 seconds West a distance of 132.5
feet; thence North 80 degrees 12 minutes 20
seconds West to a point of termination on the
East-West 1/4 Section line of said Section 30;

with full and free right and liberty for it, its tenants,

servants, visitors, stockholders, and licensees, in common with all other having the like right, at all times hereafter, with or without vehicles of any description, for all purposes connected with the use and enjoyment of the land of said Grantee, to pass and repass along said real estate in the use and installation of utilities of any kind that may be installed thereupon. That further to have and to hold said permanent easement or right of way hereby granted unto the Grantee, its heirs and assigns, as appurtenant to the real estate owned by the Grantee.

That the Grantee or its assigns expressly waive and hold harmless the Grantors from any claims that may exist hereafter from any acts of negligence or omission of the Grantee's agents assigns, servants, visitors, stockholders, and licensees in common with all other having the like right in the use of said easement. That the grantors expressly assume no responsibility for the upkeep and maintenance of the roadway.

Gordon D. Fleming
GORDON D. FLEMING, GRANTOR

Cheryl H. Fleming
CHERYL H. FLEMING, GRANTOR

Kevin S. Fleming
KEVIN S. FLEMING, GRANTOR

Linda J. Fleming
LINDA J. FLEMING, GRANTOR
COTTONWOOD, INC., GRANTEE

Marilyn J. Fleming
MARILYN J. FLEMING, GRANTOR

BY *Joseph J. Tholen*
ITS DULY AUTHORIZED OFFICER

STATE OF NEBRASKA)
)ss
WASHINGTON COUNTY)

Before me, a Notary Public, in and for said county and state personally came Gordon D. Fleming and Cheryl H. Fleming, husband and wife, and Kevin S. Fleming and Linda J. Fleming, husband and wife, and Marilyn J. Fleming, a single person, Grantors, and Joseph J. Thiel duly authorized officer of Cottonwood, Inc., a Nebraska corporation, Grantee, to me known to be the identical persons who signed the above and foregoing Easement, and acknowledged the execution thereof to be their voluntary act and deed for the purposes therein express.

WITNESS my hand and seal this 5th day of June, 1986.

[Signature]
NOTARY PUBLIC

