

FILED SARPY CO. NE.
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2007 - 26802

2007 AUG 30 P 2:14 PM

Steven J. Stastny
REGISTER OF DEEDS

COUNTER 15 C.F. 10
VERIFY wh D.E. 10
PROOF _____
FEES \$ 26.00
CHECK # 6722100081
CHG. _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____



**THIS PAGE ADDED
FOR RECORDING
INFORMATION.**

**DOCUMENT STARTS ON
NEXT PAGE.**

LLOYD J. DOWDING

SARPY COUNTY REGISTER OF DEEDS
Steven J. Stastny, Deputy
1210 GOLDEN GATE DRIVE, STE 1109
PAPILLION, NE 68046-2895
402-593-5773

A

EASEMENT AGREEMENT

THIS AGREEMENT, entered into this 28 day August, 2007 by Ralph E. Polson, Marilyn K. Polson, Robert E. Polson, and Denette K. Polson, herein after referred to as Sellers/Grantors, and Matthew Hawkins and Tracy Hawkins, herein after referred to as, Buyers/Grantees.

Witnesseth:

Whereas Sellers will convey real estate described on "Exhibit A", attached hereto, to Buyers, pursuant to a real estate purchase agreement, and

Whereas, all parties hereto acknowledge that the conveyance of the property described in Exhibit A is subject to a RESERVATION OF EASEMENT for the benefit of the Sellers/Grantors, so they have access to the property owned by Sellers, described in Exhibit B.,

Now Therefore, the conveyance of the real estate described in Exhibit A is subject to a sixty (60) foot EASEMENT FOR INGRESS AND EGRESS, over the property described in Exhibit A. Said easement to run parallel to the south property line of Exhibit A, northerly for sixty (60) feet (93 feet from the center of Capehart Road). Buyers agree not to obstruct the easement, shall maintain the easement and provide open and free access to Grantors/Sellers, their heirs and assigns.

This easement shall run with the land and be binding on the Grantors, Grantees, their heirs, executors, and assigns.

Dated this 28 day August, 2007

Sellers/Grantors

Buyers/Grantees

Ralph E. Polson
Ralph E. Polson

Matthew Hawkins
Matthew Hawkins

Marilyn K. Polson
Marilyn K. Polson

Tracy Hawkins
Tracy Hawkins

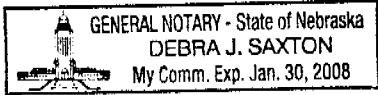
Robert E. Polson
Robert E. Polson

Denette K. Polson
Denette K. Polson

ACS
3/1/08

State of Nebraska
County of Douglas

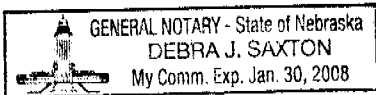
Before me, came Ralph E. and Marilyn K. Polson, husband and wife and acknowledge the execution to be their voluntary Act and Deed.



Debra J. Saxton
Notary

State of Nebraska
County of Douglas

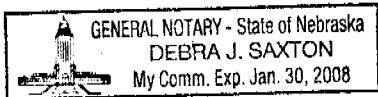
Before me, came Robert E. Polson and Denette K. Polson, husband and wife and acknowledge the execution to be their voluntary Act and Deed.



Debra J. Saxton
Notary

State of Nebraska
County of Douglas

Before me came Matthew Hawkins and Tracy Hawkins, husband and wife and acknowledge the execution to be their voluntary Act and Deed.



Debra J. Saxton
Notary

C

THAT PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 3 AND 10, TOWNSHIP 13 NORTH, RANGE 10 EAST; THENCE NORTH 90°00'00" WEST (ASSUMED BEARING) ALONG THE LINE COMMON TO SECTIONS 3 AND 10, TOWNSHIP 13 NORTH, RANGE 10 EAST, A DISTANCE OF 675.12 FEET; THENCE NORTH 00°09'39" EAST, ALONG A LINE 1958.10 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 10 EAST, A DISTANCE OF 737.87 FEET; THENCE SOUTH 90°00'00" EAST, AND PARALLEL TO THE LINE COMMON TO SECTION 3 AND 10, TOWNSHIP 13 NORTH, RANGE 10 EAST, A DISTANCE OF 559.86 FEET, TO A POINT ON THE CENTERLINE OF EXISTING 66 FOOT WIDE COUNTY ROAD 234; THENCE SOUTH 08°43'20" EAST ALONG THE CENTERLINE OF SAID EXISTING 66 FOOT WIDE COUNTY ROAD NORTH 234, A DISTANCE OF 746.50 FEET, TO THE POINT OF BEGINNING. ** Now known as Lot 1 Schnack Acres.*

SAID PARCEL CONTAINS A TOTAL OF 455,625 SQUARE FEET OR 10.5 ACRES MORE OR LESS, OF WHICH 45,726.6 SQUARE FEET OR 1.0 ACRES MORE OR LESS.

NOTE: FOR THIS LEGAL DESCRIPTION THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 10 EAST IS ASSUMED TO BEAR NORTH 90°00'00" WEST.

EXHIBIT A

LEGAL DESCRIPTION

2007-26802D

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3-13-10; THENCE SOUTH 90°00'00" EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1958.10 FEET; THENCE NORTH 00°09'39" EAST A DISTANCE OF 2661.54 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3-13-10; THENCE NORTH 89°31'51" WEST ALONG SAID NORTH LINE A DISTANCE OF 1958.10 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3-13-10; THENCE SOUTH 00°09'39" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2677.58 FEET TO POINT OF BEGINNING.

CONTAINING: 120.0 ACRES, MORE OR LESS.

EXHIBIT B