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EASEMENT AGREEMENT

BOOK **785** PAGE **281**

KNOW ALL MEN BY THESE PRESENTS:
GEORGE J. POLEWICZ
REGISTERED CLERK
DODD COUNTY, NEBR.

WHEREAS, Charles G. Smith, Trustee, hereinafter referred to as Grantor, is the record owner and holder of legal title to that parcel of property described on the attached Exhibit "A" which is incorporated herein by this reference and for ease and convenience will be referred to as Parcel "A"; and

WHEREAS, KV International, Inc. as Grantee, has purchased from Grantor that property described on the attached Exhibit "B" which is incorporated herein by this reference and for ease and convenience will be referred to as Parcel "B"; and

WHEREAS, it is the intent of Grantor to grant and convey unto Grantee and its successors a non-exclusive permanent easement over the property described as Parcel "A" providing Grantee, its successors and invitees, the right of ingress and egress across such Parcel "A" and to

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NOW, THEREFORE, for and in consideration of the sum of _____ Dollars, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, its successors and assigns, a non-exclusive permanent easement over the property described on the attached Exhibit "A" for the purpose of providing Grantee, its successors and assigns and its customers and invitees the right of ingress and egress over and across such property described on the attached Exhibit "A" and to construct a driveway thereon.

TO HAVE AND TO HOLD the above described easement unto the Grantee and its successors and assigns, as appurtenant to the property as described on the attached Exhibit "B".

All provisions of this instrument, including the benefits and burdens shall run with the land and are binding upon and inure to the benefit of the Grantor and Grantee herein and their respective successors and assigns.

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