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GEORGE J. BOUL  
REGISTER OF D  
DOUGLAS COUNT

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GRANT OF PERMANENT EASEMENT APPURTENANT

WHEREAS, CINDY L. THINNES and LAWRENCE D. THINNES, Grantors, wishes to convey to Grantees an easement appurtenant over certain of the real estate owned by Grantors, to be utilized by Grantees for purposes of ingress and egress to Grantees' land, and for Grantees' connecting to utilities located on or under the easement property; and

WHEREAS JOHN H. PILCHER, JEANNE P. MAHER, CHARLES E. PILCHER, and DONNA MAY GROTE are the record title owners in fee simple of the following described real estate:

A tract of land being the South 10.65 acres of the West Half of the Southeast Quarter of Section 1, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the South Quarter Corner of Section 1, and assuming the South Line of the West Half of the Southeast Quarter to bear South 89°43'27" East; thence South 89°43'27" East a distance of 1316.11 feet to the Southeast Corner of the West Half of the Southeast Quarter; thence North 0°04'29" East along the East line of the West Half of the Southeast Quarter a distance of 349.74 feet; thence North 89°30'40" West a distance of 1316.86 feet to the West line of the Southeast Quarter; thence South 0°02'29" East a distance of 354.64 feet to the point of beginning. (Subject to easements of record.)

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NOW THEREFORE, in consideration of the mutual promises of the parties, Grantors do hereby grant, bargain, sell and convey unto JOHN H. PILCHER, JEANNE P. MAHER, CHARLES E. PILCHER, and DONNA MAY GROTE, Grantees, and to their successors and assigns, a permanent, nonexclusive easement appurtenant over the following described real estate presently owned by Grantor:

Beginning at the South Quarter Corner of Section 1, and assuming the South line of the West Half of the Southeast Quarter to bear South 89°43'27" East; thence North 0°02'29" West along the West line of the SE 1/4 a distance of 354.64 feet; thence South 89°30'40" East a distance of 723.34 feet to the point of beginning; thence North 42°35'59" East a distance of 40.44 feet; thence South 23°27'31" East a distance of 32.82 feet; thence North 89°30'40" West a distance of 40.44 feet to the point of beginning.

This easement appurtenant is granted subject to the following terms and conditions.

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1. The realty above described shall be used only for ingress and egress purposes as a driveway, with the exception that Grantees and their successors shall be allowed to come onto the easement property in order to make connections, at the sole expense of Grantees and their successors, with any utilities located on or under the easement property.

2. The easement conveyed shall permanently run with the Grantees' land, and shall be binding on and shall inure to the benefit and detriment of both parties, their respective grantees, successors, and assigns.

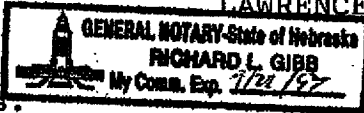
3. Grantors covenant with Grantees that Grantors have lawful possession of said real estate, and good right and lawful authority to make such conveyance. Grantors warrant and shall defend title to the same, and will indemnify and hold harmless the Grantees and Grantees' successors and assigns forever against the claims of all persons who in any way assert any right, title, or interest contrary to this conveyance, except for prior recorded easements and restrictions of public record.

IN WITNESS WHEREOF the Grantor has caused this easement to be signed and executed on this 11 day of December, 1996.

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

*Cindy L. Thinnes*  
CINDY L. THINNES, Grantor

*Lawrence D. Thinnes*  
LAWRENCE D. THINNES, Grantor



STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

Before me, a Notary Public, personally came CINDY L. THINNES, known to me to be the identical person whose signature is affixed to this instrument, and she acknowledged to me that her execution of this instrument was her voluntary act and deed.

Dated this 11 day of December, 1996.

*Richard L. Gibb*  
NOTARY PUBLIC

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

Before me, a Notary Public, personally came LAWRENCE D. THINNES, known to me to be the identical person whose signature is affixed to this instrument, and he acknowledged to me that his execution of this instrument was his voluntary act and deed.

Dated this 11 day of December, 1996.

*Richard L. Gibb*  
NOTARY PUBLIC

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

Donna May Grote  
DONNA MAY GROTE, individually  
and as Power of Attorney for:  
JOHN H. PILCHER, JEANNE P. MAHER,  
and CHARLES E. PILCHER

STATE OF NEBRASKA )  
                          ) ss.  
COUNTY OF DOUGLAS )

Before me, a Notary Public, personally came DONNA MAY GROTE, known to me to be the identical person whose signature is affixed to this instrument, and she acknowledged to me that her execution of this instrument was her voluntary act and deed, and also her voluntary act and deed as Power of Attorney for JOHN H. PILCHER, JEANNE P. MAHER, and CHARLES E. PILCHER.

Dated this 11<sup>th</sup> day of December, 1996.

Paul E. Dorkay  
NOTARY PUBLIC

My Commission Expires August 14, 1997

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS