

STATE OF NEBRASKA CC Y OF WASHINGTON) SS 992621  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 26th DAY OF May A.D. 19 99  
AT 2:06 P.M. 42 M AND RECORDED IN BOOK  
302, AT PAGE 175-177  
CITY CLERK Charlotte L. Petersen  
DEPUTY Karen Madson

FILED

99 MAY 26 PM 2:06

CHARLOTTE L. PETERSEN  
WASHINGTON COUNTY, CLERK  
BLAIR, NEBR.

EASEMENT

WHEREAS, the undersigned Grantors, S. Michael Jensen and V. Gail Jensen, husband and wife, are the owners of real estate described as Lot 2 in the Bella Vista Addition to the City of Blair, Washington County, Nebraska; and

WHEREAS, the undersigned Grantees, S. Michael Jensen and V. Gail Jensen, husband and wife, are the owners of real estate described as Lot 3 in the Bella Vista Addition to the City of Blair, Washington County, Nebraska; and

WHEREAS, the undersigned Grantees, Dennis Sellon and Mary Sellon, husband and wife, are the owners of real estate described as Lot 1 in the Bella Vista Addition to the City of Blair, Washington County, Nebraska; and

WHEREAS, the Grantors desire to grant an easement for a joint driveway for Lots 1, 2, and 3 in said Bella Vista Addition; and

WHEREAS, there is currently a driveway and access off of 28<sup>th</sup> Avenue in the City of Blair over and across said Lot 2 which provides access to Lot 1 and potential access to Lot 3,

NOW, THEREFORE, in consideration of good and valuable consideration, the undersigned, S. Michael Jensen and V. Gail Jensen, husband and wife, do hereby grant and convey to Dennis Sellon and Mary Sellon, husband and wife, their successors and assigns and all subsequent owners of Lot 1 in said Bella Vista Addition, a perpetual easement over and across the existing driveway on Lot 2 leading from the 28<sup>th</sup> Avenue in the City of Blair to Lot 1 in Bella Vista Addition to the City of Blair, Washington County, Nebraska.

NOW, THEREFORE, in consideration of good and valuable consideration, the undersigned, S. Michael Jensen and V. Gail Jensen, husband and wife, do hereby grant and convey to S. Michael Jensen and V. Gail Jensen, husband and wife, their successors and assigns and all subsequent owners of Lot 3 in said Bella Vista Addition, a perpetual easement over and across the existing driveway leading from the 28<sup>th</sup> Avenue in the City of Blair and that portion of Lot 2 lying north of Lot 1 in Bella Vista Addition to the City of Blair, Washington County, Nebraska.

The perpetual easement granted hereby shall be for the construction, repair, replacement and maintenance of a joint driveway.

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302-175

The owners of said Lots 1, 2 and 3 shall pay one third of the maintenance of the joint driveway located on that portion of Lot 2 lying north of Lot 1. In the event specific damage to the jointly used portion of the driveway is caused by the owner or invitee of a specific lot, such respective owner shall be responsible for the repair of such damage. Any repair or replacement of the joint driveway shall be agreed upon by the owners using said driveway for access to their respective lot prior to incurring any liability.

This Easement and agreements contained herein constitute the full and complete understanding and agreement between the Grantors and Grantees and further shall be binding upon the heirs, personal representatives, successors and assigns of all parties hereto.

Dated this 23 day of May, 1999.

S. Michael Jensen  
S. Michael Jensen, Grantor

V. Gail Jensen  
V. Gail Jensen, Grantor

Dennis Sellon  
Dennis Sellon, Grantee

Mary Sellon  
Mary Sellon, Grantee

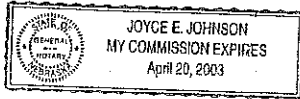
S. Michael Jensen  
S. Michael Jensen, Grantee

V. Gail Jensen  
V. Gail Jensen, Grantee

STATE OF NEBRASKA )  
 ) ss:  
WASHINGTON COUNTY )

Before me, the undersigned, a Notary Public duly commissioned in and for said county, personally came S. Michael Jensen and V. Gail Jensen, husband and wife, and acknowledged their execution of the above and foregoing Easement to be their voluntary act and deed.

SUBSCRIBED in my presence and sworn to before me this 23 day of May, 1999.

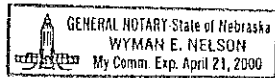


Joyce E. Johnson  
NOTARY PUBLIC

STATE OF NEBRASKA )  
 ) :ss  
WASHINGTON COUNTY )

Before me, the undersigned, a Notary Public duly commissioned in and for said county, personally came Dennis Sellon and Mary Sellon, husband and wife, and acknowledged their execution of the above and foregoing Easement to be their voluntary act and deed.

SUBSCRIBED in my presence and sworn to before me this 24 day of May, 1999.



Wyman E. Nelson  
NOTARY PUBLIC