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STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 28 DAY OF October A.D. 2002
AT 10:14 O'CLOCK A M AND RECORDED IN BOOK
378 AT PAGE 323-327
COUNTY CLERK Charlotte L. Petersen
DEPUTY Sherry Axelsen

Recorded ✓
General ✓
Numerical ✓
Photostat ✓
Proofed ✓

FILED

02 OCT 28 AM 10:14

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

EASEMENT AGREEMENT

This Easement Agreement is entered into this 4th day of September, 2002 by and among BRUCE G. SCHMIDT and BRENDA SCHMIDT, husband and wife, (hereinafter "Schmidts"), DIANNE M. BETZINGER, a single person, (hereinafter "Betzinger") and PERRY G. BAUMBERGER and JANELL BAUMBERGER, husband and wife, (hereinafter "Baumbergers") on the following terms and conditions, to wit:

RECITALS:

A. Schmidts are presently the fee owners of the Northeast Quarter of the Southwest Quarter and Tax Lot 22 and Tax Lot 40, all in Section 3, Township 17 North, Range 9, East of the 6th P.M., in Washington County, Nebraska, (hereinafter "Parcel A"). Betzinger is the owner of Tax Lot 29, in Section 3, Township 17, Range 9, Washington County, Nebraska (hereinafter "Parcel B"), which partially abuts Parcel A and Parcel C, as described herein. Baumbergers are the owners of a tract of real estate described on Exhibit "1" attached hereto (hereinafter "Parcel C"), which partially abuts Parcel B and is in close proximity to Parcel A. It is the parties' intention that Parcels A, B, and C grant and receive mutual and reciprocal benefits, rights and entitlements in connection with this Easement Agreement, as set forth more particularly below.

B. Betzinger intends by this Agreement to grant to Schmidts and Baumbergers an easement of ingress, egress and regress, as more particularly set forth below over, on and through a common roadway which is partially located on Parcel B and is more particularly described on Exhibit "2" attached hereto (hereinafter "Parcel D").

C. Baumbergers intend by this Agreement to grant to Schmidts and Betzinger an easement of ingress, egress and regress, as more particularly set forth below over, on and through a common roadway which is partially located on Parcel C and is more particularly described on Exhibit "2" attached hereto (hereinafter "Parcel E").

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged by all parties and the mutual covenants contained herein, it is agreed:

1. The foregoing Recitals are incorporated into this Easement Agreement by reference.

2. Betzinger hereby grants a permanent and perpetual non-exclusive easement to Schmidts and Baumbergers, together with their heirs, successors, assigns, and lawful visitors, over, upon and through a common roadway area consisting of Parcel D for the purposes of ingress, egress and regress together with the use of any form of vehicles, machinery, or other modes of transportation and any other purposes for which the parcel may from time to time be lawfully used and enjoyed in a manner consistent with this Easement Agreement.

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3. Baumbergers hereby grant a permanent and perpetual non-exclusive easement to Schmidts and Betzinger, together with their heirs, successors, assigns, and lawful visitors, over, upon and through a common roadway area consisting of Parcel E for the purposes of ingress, egress and regress together with the use of any form of vehicles, machinery, or other modes of transportation and any other purposes for which the parcel may from time to time be lawfully used and enjoyed in a manner consistent with this Easement Agreement.

4. This Easement Agreement shall be deemed to be perpetual, permanent and shall run with the land.

5. The terms of this Easement Agreement shall be binding upon the successors, assigns and heirs of all parties to this Agreement.

Bruce G. Schmidt
BRUCE G. SCHMIDT

Brenda L. Schmidt
BRENDA L. SCHMIDT

Dianne M. Betzinger
DIANNE M. BETZINGER

Perry G. Baumberger
PERRY G. BAUMBERGER

Janell Baumberger
JANELL BAUMBERGER

STATE OF NEBRASKA)
COUNTY OF Dodge) ss

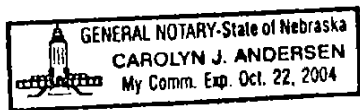
The foregoing was acknowledged before me this 4th day of ~~August~~ ^{September}, 2002 by BRUCE G. SCHMIDT and BRENDA L. SCHMIDT.

Trish Hansen
Notary Public



STATE OF NEBRASKA)
COUNTY OF DODGE) ss

The foregoing was acknowledged before me this 30th day of August, 2002 by DIANNE M. BETZINGER.



Carolyn J. Andersen
Notary Public

LEGAL DESCRIPTION - Parcel C

Part of Tax Lot 30 lying in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 17 North, Range 9 East of the 6th P.M., Washington County, Nebraska, and more particularly described as follows: From the southeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3, T 17 N, R 9 E; thence N 00°33'15" E (assumed bearing) along the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 12.00 feet to the Point Of Beginning, said Point being on the northeasterly line of Tax Lot 29 in said Section; thence along said northeasterly line as follows: N 89°03'53" W a distance of 30.00 feet; N 00°38'59" E a distance of 176.31 feet; N 35°54'13" W a distance of 51.13 feet; N 42°26'03" W a distance of 80.59 feet; N 58°57'06" W a distance of 96.57 feet; N 51°48'21" W a distance of 131.71 feet; N 41°12'12" W a distance of 219.80 feet; N 57°31'34" W a distance of 132.16 feet; N 50°52'39" W a distance of 190.73 feet; thence departing from the northeasterly line of said Tax Lot 29 N 48°02'53" W a distance of 376.21 feet; thence N 42°24'46" W a distance of 407.61 feet to a point on the north line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S 88°55'21" E along said north line a distance of 1270.31 feet to the northeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S 00°33'15" W along the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 1294.22 feet to the Point Of Beginning; and containing 17.32 Acres, more or less.

Parcel D

PART OF TAX LOT 29, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER NORTHEAST QUARTER; THENCE N89°03'53"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTHEAST QUARTER, A DISTANCE OF 56.00 FEET; THENCE N00°56'07"E PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 33.00 FEET; THENCE S89°03'53"E PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 25.82 FEET TO A POINT ON THE EAST LINE OF SAID TAX LOT 29; THENCE S00°38'59"W ON SAID EAST LINE, A DISTANCE OF 21.00 FEET; THENCE S89°03'53"E ON SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER NORTHEAST QUARTER; THENCE S00°33'15"W ON SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

Parcel E

PART OF TAX LOT 39, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER NORTHEAST QUARTER, AND ASSUMING THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTHEAST QUARTER TO HAVE A BEARING OF N89°03'53"W; THENCE N00°33'15"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER NORTHEAST QUARTER, A DISTANCE OF 12.00 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 39, THIS BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING N00°33'15"E ON SAID EAST LINE, A DISTANCE OF 21.00 FEET; THENCE N89°03'53"W PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 29.96 FEET TO A POINT ON THE WEST LINE OF SAID TAX LOT 39; THENCE S00°38'59"W ON SAID WEST LINE, A DISTANCE OF 21.00 FEET; THENCE S89°03'53"E ON THE SOUTH LINE OF SAID TAX LOT 39, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.