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E A S E M E N T

THIS AGREEMENT made this 20 day of September, 1976, between CHARLES J. LANGSTON and CORNELIA LANGSTON, husband and wife, First Parties, and IDA F. OHRT, unmarried, Second Party, MILDRED M. CLAUSEN and RALPH <sup>E.</sup> CLAUSEN, Third Parties, ALVIN G. OHRT, CLARA J. OHRT and <sup>JEAN F.</sup> JEAN A. OHRT, Fourth Parties, and STANLEY E. OHRT and DOROTHY E. OHRT, Fifth Parties.

WHEREAS, First Parties are the owners of:

Lot Three (3) in Fawn Ridge, a Subdivision in Washington County, Nebraska,

and

WHEREAS, Second Party is the owner of the fee title to:

The West 1/2 of the Northeast 1/4 of Section 17, Township 17 North, Range 12, East of the 6th P. M., Washington County, Nebraska,

and the Third, Fourth and Fifth Parties are contract purchasers of the real estate described in this paragraph, and

WHEREAS, Second, Third, Fourth and Fifth Parties desire to procure an Easement for a driveway across the property of First Parties, to be used by them jointly with First Parties, and First Parties are willing to grant said Easement on the conditions described herein:

NOW, THEREFORE, in consideration of the sum of TWO THOUSAND AND NO/100 (\$2,000.) Dollars, paid to First Parties by Second, Third, Fourth and Fifth Parties, First Parties grant to Second, Third, Fourth and Fifth Parties an Easement for ingress and egress over the Northerly 55 feet of Lot 3 in Fawn Ridge, a Subdivision in Washington County, Nebraska, said Easement to be used jointly with First Parties, <sup>and</sup> on the following conditions:

1. Second, Third, Fourth and Fifth Parties agree to immediately improve said Easement by installing crushed rock thereon to raise a sufficient depth to create a hard surfaced road.
2. The cost of upkeep of said road, after the initial installation, shall be borne by First Parties and by as many

RECORDED  
INDEXED  
FILED

STATE OF NEBRASKA, COUNTY OF WASHINGTON) SS  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 24 DAY January 1977  
AT 10:42 O'CLOCK A. M. AND RECORDED IN BOOK  
111 AT PAGE 1068  
COUNTY CLERK Harold L. Pittman  
DEPUTY

660

parties who own parcels of real estate in the property now owned by Second Party described above, in equal proportions.

3. The property of Second, Third, Fourth and Fifth Parties is subdivided said parties covenant and agree that same will not be subdivided or sold in less than 2 Acre Tracts, and said Parties further agree that all lots shall be known and designated as residential building plots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one half stories in height and other out-buildings incidental to residential use of the plot. One story dwellings will contain not less than 1250 square feet of living area excluding garage. Multi-story and split level dwellings shall contain not less than 1800 square feet of living area excluding garage, and that any conveyance of any of said parcels shall contain said covenants...

4. This Easement shall run with the land and be binding on the heirs, administrators, successors and assigns of the parties hereto.

Charles J. Langston

Cornelia Langston  
First Parties.

x Ida F. Ohrt  
Second Party

x Mildred M. Clausen

Ralph E. Clausen

Alvin L. Ohrt  
Third Parties

Elsie J. Ohrt

Gene A. Ohrt  
Fourth Parties

Stanley E. Ohrt

Dorothy E. Ohrt  
Fifth Parties

✓  
✓  
✓

STATE OF NEBRASKA, County of Douglas:

Before me, a notary public qualified for said county, personally came Charles J. Langston and Cornelia Langston, husband and wife, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on 1/21/77, 1976.

[Signature] Notary Public.

GENERAL NOTARY - State of Nebr.  
LARRY RICE, JR.  
My Comm. Exp. Oct. 27, 1976

Commission expires Oct 27, 1977.

STATE OF NEBRASKA, County of WASHINGTON:

Before me, a notary public qualified for said county, personally came Ida F. Ohrt, unmarried, Mildred M. Clausen and Ralph D. Clausen, Alvin G. Ohrt, Clara J. Ohrt, <sup>GENE</sup> Jean A. Ohrt, Stanley E. Ohrt and Dorothy E. Ohrt, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal November 5, 1976.

Barbara Noel Notary Public.

My commission expires February 1, 1980.

GENERAL NOTARY - State of Nebr.  
BARBARA NOEL  
My Comm. Exp. 2-1-80

The Undersigned, holder of a certain mortgage on Lot 3 in Fawn Ridge, a Subdivision in Washington County, Nebraska, executed by Charles J. Langston and Cornelia Langston and recorded in Book 107 of Mortgage, at Page 460, <sup>does</sup> hereby subordinate our mortgage rights to the rights of Second, Third, Fourth and Fifth Parties.

OMAHA PUBLIC POWER DISTRICT EMPLOYEES FEDERAL CREDIT UNION,

By [Signature]

Recorded  
Seal  
Notary  
Date