

No.	Gen.	Num.	Paged	
Register of Deeds				

Submitted by: Nebraska Title Company-Beatrice 210
\$28.00

2016-00627
STATE OF NEBRASKA } SS
SALINE COUNTY

Entered in numerical index and filed on
record, the 27 day of April
2016 at 03:08 o'clock PM and recorded
in Book 416 of REC Page 898

Rayl J. J. J.
County Clerk

Electronically Recorded By: drk

(Space Above This Line for Recording Purposes)

Mail to: Robert M. Schafer, Attorney
Carlson, Schafer & Davis, P.C., L.L.O.
114 N. 6th Street, Beatrice, NE 68310

AGREEMENT FOR EASEMENT

This Agreement, made and entered into this 26th day of April, 2016, by and between Max Waldo, Inc., a Nebraska Corporation, 14144 W. Dogwood Road, DeWitt, Nebraska 68341, herein referred to as "Waldo", whether one or more, and Michael Kopf, Jr. and Megan Kopf, husband and wife, 2325 State Hwy. #103, DeWitt, Nebraska 68341, herein referred to as "Kopf", whether one or more.

RECITALS:

WHEREAS, Waldo is the owner of the following described real estate:

A strip of land approximately 20 feet by 307.07 feet located in the North Half of the Northeast Quarter (N½ NE¼) of Section Twenty-five (25), Township Five (5) North, Range Four (4) East of the 6th P.M., Saline County, Nebraska, the exact legal description is set forth on Exhibit "A", which is attached hereto and made a part hereof,

hereinafter referred to as the "Waldo Tract;" and

WHEREAS, Kopf is the owner of the following described real estate:

Lot One (1), Waldo Subdivision, located in the North Half of the Northeast Quarter (N½ NE¼) of Section Twenty-five (25), Township Five (5) North, Range Four (4) East of the 6th P.M., Saline County, Nebraska, and more particularly described by metes and bounds as follows:

For the purpose of this legal description, the basis of bearings is the East line of the North Half of the Northeast Quarter of said Section 25, having an assumed reference bearing of N02°09'27"W.

Referring to the East Sixteenth Corner of the Northeast Quarter of said Section 25; thence northerly N02°09'27"W, on the East line of the North Half of the Northeast

Quarter of said Section 25, 20.00 feet thence westerly S87°36'52"W, 60.29 feet, to a point of intersection on the West line of the State of Nebraska Highway Right of Way as recorded in the Saline County Register of Deeds, Deed Book 99, Page 296, said point also being the Point of Beginning; thence continuing westerly S87°36'52"W, 307.07 feet; thence northerly N01°10'15"W, 287.46 feet; thence easterly N87°36'52"E, 302.26 feet, to a point of intersection on said West Highway Right of Way line; thence southerly S02°07'44"E on said West Highway Right of Way line, 287.40 feet, to the True Point of Beginning,

hereinafter referred to as the "Kopf Tract"; and

WHEREAS, the Waldo Tract and the Kopf Tract are adjacent to one another; and

WHEREAS, Kopf is desirous of access to the Kopf Tract by way of the existing driveway located upon the Waldo Tract; and

WHEREAS, Waldo desires to give Kopf an Easement for purposes of access to the Kopf Tract over and across the Waldo Tract, and the parties desire to set forth their rights and obligations and reduce the same to writing.

NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS AND CONDITIONS HEREIN SET FORTH, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The recitals hereof are made a part of this Agreement.
2. Waldo hereby grants unto Kopf, an Easement over and across the Waldo Tract for the purpose of allowing Kopf the right of ingress and egress over and across the Waldo Tract to access the Kopf Tract via established roadway.
3. Kopf shall exercise the right of ingress and egress acquired by this Agreement for Easement in a reasonable manner.
4. Waldo shall maintain the roadway upon the Waldo Tract, at the sole expense of Waldo, so long as Waldo continues use of the buildings currently located West of the Waldo Tract.
5. This Easement shall run with the land in perpetuity and shall be subject to termination upon the mutual agreement of the parties hereto, their successors in interest, including heirs, personal representatives and assigns. The parties agree to execute all documentation necessary to establish said termination in a form acceptable to the Saline County Register of Deeds.

{Signatures to Follow on Next Page}

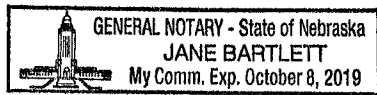
IN WITNESS WHEREOF, the parties have signed this Agreement for Easement on the date first above written.

Max Waldo, Inc., a Nebraska corporation,

By Max Waldo Jr.
Max Waldo, President

STATE OF NEBRASKA, COUNTY OF Gage))ss:

The foregoing instrument was acknowledged before me on this 26th day of April, 2016, by Max Waldo, Inc., a Nebraska corporation, by and through its President, Max Waldo.



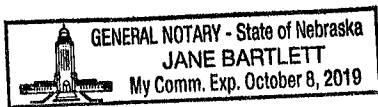
Jane Bartlett
Notary Public

Michael Kopf, Jr.
Michael Kopf, Jr.

Megan Kopf
Megan Kopf

STATE OF NEBRASKA, COUNTY OF Gage))ss:

The foregoing instrument was acknowledged before me on this 26th day of April, 2016, by Michael Kopf, Jr. and Megan Kopf, husband and wife.



Jane Bartlett
Notary Public

EXHIBIT "A" – WALDO TRACT

An Ingress/Egress Easement for the benefit of Lot 1, Waldo Subdivision, located on a part of the North Half of the Northeast Quarter of Section 25, Township 5 North, Range 4 East of the 6th P.M., Saline County, Nebraska, and being more particularly described by metes and bounds as follows:

For the purpose of this legal description, the basis of bearings is the East line of the North Half of the Northeast Quarter of Section 25, having an assumed reference bearing of N02°09'27"W.

Referring to the East Sixteenth Corner of the Northeast Quarter of said Section 25; thence northerly N02°09'27"W, on the East line of the North Half of the Northeast Quarter of said Section 25, 20.00 feet; thence westerly S87°36'52"W, 60.29 feet, to a point of intersection on the West line of the State of Nebraska Highway Right of Way as recorded in the Saline County Register of Deeds, Deed Book 99, Page 496, said point also being the Southeast Corner of said Lot 1, said point also being the Point of Beginning; thence continuing westerly S87°36'52"W, on the South line of said Lot 1, 307.07 feet, to the Southwest Corner of said Lot 1; thence southerly S01°10'15"E, on the southerly extension of the West line of said Lot 1, 20 feet more or less, to a point of intersection on the South line of the North Half of the Northeast Quarter of said Section 25; thence easterly on the South line of the North Half of the Northeast Quarter of said Section 25 to a point of intersection with the southerly extension of the East line of said Lot 1, said point also being a point of intersection on the said West Highway Right of Way line; thence northerly on said West Highway Right of Way line to the Southeast Corner of said Lot 1, said Corner also being the True Point of Beginning.

Subject to all Easements, Restrictions and Reservations of record.