

FILED SARPY CO. NE.  
 INSTRUMENT NUMBER  
0006-31892  
 2006 SEP 14 P 4:33  
*Sharon J. Dowling*  
 REGISTER OF DEEDS

COUNTER W0 C.E. W0  
 VERIFY ahamp D.F. P  
 PROOF \_\_\_\_\_  
 FEES \$ 20.50  
 CHECK # 4803  
 CHG \_\_\_\_\_ CASH \_\_\_\_\_  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NCR \_\_\_\_\_

**PERMANENT INGRESS AND EGRESS EASEMENT**

In consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, Trinity Evangelical Lutheran Church and Immanuel Retirement Communities (hereafter "Grantors"), hereby grant and convey to Immanuel Trinity Affordable, Inc., Immanuel Health Systems, and any tenant named in any Ground Lease of any portion of the real property that is legally described on the attached Exhibit "A," that is incorporated herein by this reference (hereafter "Grantees"), a permanent and non-exclusive ingress and egress easement for the purpose of allowing perpetual access for motor vehicles and pedestrians over, across, and through the real property that is legally described on the attached Exhibit "B" (hereafter the "Easement Area") for the purpose of allowing access for motor vehicles and pedestrians.

TO HAVE AND TO HOLD unto each other and each other's heirs, successors, assigns, grantees, and invitees. This easement runs with the land and is perpetual.

It is further agreed that the Grantees may use the Easement Area to construct a driveway that connects with the existing driveway within the Easement Area. It is further agreed as follows:

1. This easement runs with the land and shall be binding upon Grantors, their heirs, successors, assigns and grantees.
2. This easement is also for the benefit of any contractor, agent, employee, representative, and tenants, subtenants, and subleases of the Grantees, and all persons residing on any portion of the real property that is described on the attached Exhibit "A."
3. That Grantors for themselves and their successors and assigns, do hereby confirm with the Grantees and its successors and assigns, that they, the Grantors, are well seized in fee of the Easement Area, and that they have the right to grant and convey this easement in the aforementioned manner and form, and that Grantors, and their successors and assigns, shall warrant and defend this easement to said Grantees and their successors and assigns against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Grantors have set their hands this 13 day of September, 2006.

**GRANTORS:**

Trinity Evangelical Lutheran Church

Immanuel Retirement Communities

By Robert W. Samp  
 President

By Bandal B. Kirk  
 President

STATE OF NEBRASKA )  
 COUNTY OF Sarpy ) SS

The foregoing instrument was acknowledged before me this 13 day of Sept, 2006, by Robert W. Samp, President of Trinity Evangelical Lutheran Church, a Nebraska nonprofit corporation, on behalf of the corporation.

After recording, please return original document to:

**WALSH LAW, P.C.**  
 Suite 205  
 11605 Miracle Hills Drive  
 OMAHA, NE 68154

31892



B

LEGAL DESCRIPTION FOR DEVELOPMENT SITE

A tract of Land located in the NE 1/4 of Section 27, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at a point 33 feet North of the center of Section 27, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., and running thence East 586 feet, thence North 743.34 feet, thence West 586 feet, and running thence South 743.34 feet to the place of beginning except the East 120 feet thereof.

Also known as Tax Lot 12A, located in the NE ¼ of Section 27, Township 14 North, Range 12 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

EXHIBIT "A"

2006-31897 C

LEGAL DESCRIPTION OF ACCESS EASEMENT LOCATED ON TAX LOT 12B

A parcel of land located in the Tax Lot 12B, of the Southwest Quarter of the Northeast Quarter of Section 27, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Center of said Section 27, Township 14 North, Range 12 East;

Thence along the southerly line of said Southwest Quarter of the Northeast Quarter, South 89 degrees 59 minutes 54 seconds East (assumed bearing), a distance of 466.75 feet;

Thence North 00 degrees 09 minutes 35 seconds East, a distance of 50.00 feet to the POINT OF BEGINNING;

Thence along the westerly line of said Tax Lot 12B and the easterly line of Tax Lot 12A of the Southwest Quarter of the Northeast Quarter of said Section 27, North 00 degrees 09 minutes 35 seconds East, a distance of 505.59 feet;

Thence South 89 degrees 59 minutes 54 seconds East, a distance of 51.40 feet;

Thence South 00 degrees 09 minutes 35 seconds West, a distance of 505.59 feet;

Thence North 89 degrees 59 minutes 54 seconds West, a distance of 51.40 feet to the POINT OF BEGINNING, containing 25,987 square feet, or 0.597 of an acre, more or less.

EXHIBIT B