

Brandy Johnson
Sherry Schweitzer, County Clerk
By Brandy Johnson, Deputy
Fee: \$16.00
2 Page Document

PLEASE RETURN TO:
Home & Country, LLC
133 Maple St.
Friend, NE 68359

MEMORANDUM OF GROUND LEASE AGREEMENT

This is a Memorandum of an unrecorded Ground Lease Agreement (herein after referred to as "Ground Lease") dated May 19, 2015 between Timothy Burkey and Sidney Burkey, husband and wife (herein after referred to as "Lessor") and Maryanne Rut, also known as Mary Ann Rut, a single person (herein after referred to as "Lessee") for personal property and improvements, including a cabin located at 2061 Cabin Road, Milford, Nebraska more specifically described as:

A portion land located in that part of the Northeast Quarter of Section 25, Township 9 North, Range 2 East of the 6th Principal Meridian, Seward County, Nebraska, lying North and East of the center of the channel of the Big Blue River; EXCEPT that part deeded to Seward County, Nebraska by Warranty Deed recorded as Deed Book 132, Page 759 of the Seward County Register of Deeds Office, Nebraska; as described in unrecorded lease, dated May 15, 2015, between Timothy Burkey and Sidney Burkey, Lessor, and Mary Anne Tut, a/k/a Mary Ann Rut, Lessee.

TOGETHER WITH improvements only, as described by Parcel No. 8000201388 of the Seward County Assessor's Office, Nebraska, located on the Northeast Quarter of Section 25, Township 9 North, Range 2 East of the 6th Principal Meridian, Nuckolls County, Nebraska (herein after referred to as "Property").

Whereas the Ground Lease has been subsequently assigned from Maryanne Rut a/k/a Mary Ann Rut, a single person and Keith Rut and Patricia Rut, husband & wife, as Lessee, and currently Seller, to Aaron Spulak, a single person and ~~Christina~~ *Christiana* Grubb, a single person as the new Lessee and currently Buyer, pursuant to an Assignment of the Ground Lease dated November 15th, 2019 and the Buyers have accepted the Assignment and have agreed to be bound by the terms and conditions of the Ground Lease.

This Memorandum is not a complete summary of the Ground Lease and provisions of this Memorandum shall not be used in interpreting the Ground Lease. In the event of conflict between this Memorandum and the Ground Lease, the Ground Lease shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum on the 15th day of November, 2019.

Sellers:

Mary Ann Rut *Keith Rut* *Patricia Rut*

Maryanne Rut, a/k/a Mary Ann Rut Keith Rut Patricia Rut

STATE OF NEBRASKA)
) SS.
COUNTY OF SALINE)

This instrument was acknowledged before me this 15th day of November, 2019 by Maryanne Rut, a/k/a Mary Ann Rut, a single person and Keith Rut and Patricia Rut, husband and wife, Seller.

Anita K Meyer

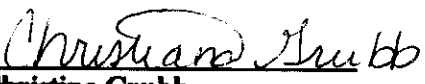
Notary Public

State of Nebraska - General Notary
ANITA K MEYER
My Commission Expires
May 7, 2021

Buyer:



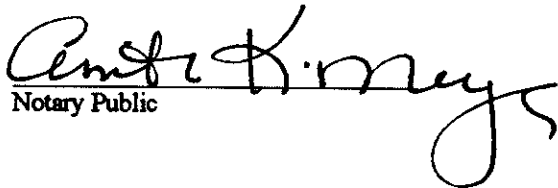
Aaron Spulak



Christina Grubb
Christiana

STATE OF NEBRASKA)
)SS.
COUNTY OF SALINE)

The foregoing Memorandum was acknowledged before me on the 15th day of November, 2019 by Aaron Spulak, a single person and Christian Grubb, a single person, Buyer.



Notary Public

State of Nebraska - General Notary
ANITA K MEYER
My Commission Expires
May 7, 2021