

No.	Gen.	Num.	Paged	
Register of Deeds				

Submitted by: FCSAmerica - Grand Island
\$22.00

2015-01995
STATE OF NEBRASKA } SS
SALINE COUNTY

Entered in numerical index and filed on
record, the 01 day of December
2015 at 11:28 o'clock AM and recorded
in Book 414 of REC Page 478

Orvide Hesterek

County Clerk

Electronically Recorded By: drk

EASEMENT

WITNESS THAT:

WHEREAS, Lonnie J. Karl, "Lonnie", is the record owner of certain agricultural real property described as the South Half of the Southwest Quarter of Section 34, Township 6, North, Range 3, East of the 6th P.M. in Saline County, Nebraska; and

WHEREAS, said real property, described above, is to receive the benefit of an irrigation well and water source on adjacent agricultural real property located on the South Half of the Southeast Quarter of Section 34, Township 6, North, Range 3, East of the 6th P.M. in Saline County, Nebraska, said real property owned by Lonnie J. Karl, a single person; Andrew J. Karl and Nicole L. Karl, husband and wife; and Bradley J. Karl and Tracy Karl, husband and wife; all hereinafter collectively referred to as the "Karl Family"; and

WHEREAS, the Karl Family does agree to grant to Lonnie, personally, an easement for access over and across said Tract 1 for the benefit of Tract 2, as hereinafter previously described herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, AS FOLLOWS:

That in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Lonnie J. Karl, a single person; Andrew J. Karl and Nicole L. Karl, husband and wife; and Bradley J. Karl and Tracy Karl, husband and wife, hereinafter collectively referred to as "Grantor", hereby grant, sell, and convey to Lonnie J. Karl, hereinafter referred to as "Grantee", a permanent easement, right-of-way, privilege, and authority for access and use of the irrigation well and water source located on the following described real property, to-wit:

the South Half of the Southeast Quarter of Section 34, Township 6, North, Range 3, East of the 6th P.M. in Saline County, Nebraska, except that portion conveyed unto the County of Saline, Nebraska, recorded November 22, 1955, in Book 96, Page 491, more particularly described as follows: Part of the South Half of the Southeast Quarter of Section 34, Township 6, North, Range 3, East of the 6th P.M., Saline County, Nebraska, described as follows: Beginning at the Southwest corner of the said South Half of the Southeast Quarter of Section 34, Township 6, North, Range 3, East, thence North 16½ feet; thence East 363 feet; thence South 16½ feet; thence West 363 feet to the point of beginning. Hereinafter referred to as Tract 1.

That said easement is to benefit the real property described as follows, previously referred to as Tract 2, to-wit: the South Half of the Southwest Quarter of Section 34, Township 6, North, Range 3, East of the 6th P.M., Saline County, Nebraska, less that portion deeded to the County of Saline in Deed Book 96, Page 495 of the records of the County Clerk of Saline County, Nebraska, and less that portion deeded to the State of Nebraska in Deed Book 111, Page 612 of the records of the County Clerk of Saline County, Nebraska, hereinafter referred to as Tract 2.

TO HAVE AND TO HOLD unto the said Grantee as to Tract 2, said easement as set forth herein.

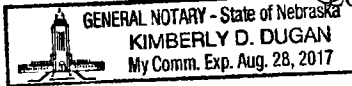
This easement is subject to all valid and existing contracts, releases, liens, and encumbrances which may affect the said property, but without covenant by Grantor against the existence thereof. This easement is specific and solely for the benefit of Lonnie and shall terminate upon his death, or upon his conveyance or transfer of ownership of Tract 2, whichever first shall occur. It may not be assigned or transferred by Lonnie without prior written consent by the Karl family.

Grantor agrees that it will place no permanent buildings, trees, retaining walls, or structures of any kind on said easement which might affect the ability of Grantee to have access and use of said irrigation well and water source located on Tract 1.

All covenants and agreements herein contained shall extend to and be binding upon the heirs, personal representatives, successors, and assigns of the parties hereto, if allowed as set forth herein.

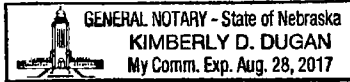
IN WITNESS WHEREOF, Grantors have signed this easement this 12 day of November, 2015.


Lonnie J. Karl




STATE OF NEBRASKA)
COUNTY OF SALINE) ss.

On this 12 day of November, 2015, Lonnie J. Karl did appear before me and execute the foregoing Easement and acknowledged his execution thereof to be his voluntary act and deed.




Notary Public

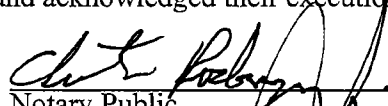

Andrew J. Karl



Nicole L. Karl

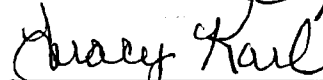
STATE OF Nebraska)
COUNTY OF Sepk) ss.

On this 27th day of November, 2015, Andrew J. Karl and Nicole L. Karl did appear before me and execute the foregoing Easement and acknowledged their execution thereof to be their voluntary act and deed.




Notary Public



Bradley J. Karl


Tracy Karl

STATE OF Nebraska)
COUNTY OF Bagle) ss.

On this 16 day of November, 2015, Bradley J. Karl and Tracy Karl did appear before me and execute the foregoing Easement and acknowledged their execution thereof to be their voluntary act and deed.




Notary Public