

EASEMENT

1595
16-4-6
H-523

For and in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor, Beatrice National Bank and Trust Co., Beatrice, Nebraska, Trustee, does hereby grant and convey unto Steven P. Burnham and Marlene J. Burnham, as joint tenants, hereinafter referred to as "Grantees", their heirs and assigns, the non-exclusive right of ingress and egress over and along the following tract of real estate, to-wit:

A tract of land located in the SE 1/4 of Section 16, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, more particularly described as follows: Commencing at the SE corner of the SE 1/4 of said Section 16; thence Northerly along the Easterly line of the SE 1/4 of said Section 16 a distance of 934' to a point; thence Westerly along a line 934' Northerly from and parallel with the Southerly line of the SE 1/4 of said Section 16 a distance of 135.27' to the point of beginning; said point of beginning being on the Westerly line of the State of Nebraska Highway 77 right-of-way; thence continuing Westerly along the last described course a distance of 60' to a point; thence Southerly along a line 195.27' Westerly from and parallel with the Easterly line of the SE 1/4 of Said Section 16 a distance of 40' to a point; thence Easterly along a line 894' Northerly from and parallel with the Southerly line of the SE 1/4 of said Section 16 a distance of 60' more or less to a point on the Westerly line of the State of Nebraska Highway 77 right-of-way; thence Northerly along the Westerly line of the State of Nebraska Highway 77 right-of-way a distance of 40' more or less to the point of beginning. The easement conveyance herein is subject, however, to the reserved and retained perpetual right, privilege and easement of and to Grantor and its successors and assigns to locate, bury, lay construct, reconstruct, maintain, operate, inspect, replace, protect and remove pipes, lines, conduits, cables, guys, poles, anchors and other equipment and appurtenances for the purpose of providing and conveying water, sewer, electric, gas, telephone, cable television and other utilities and services facilities in, over, upon and under the east 20 feet of the real estate conveyed herein. The easement conveyance herein is further subject to the reserved and retained perpetual right, privilege and easement of and to Grantor and its successors and assigns to ingress and egress and to construct, reconstruct, maintain, improve, use, operate, protect, dedicate and remove a public or private road or street and appurtenances thereto over, upon and across the easement area conveyed herein.

for the purpose of access from the public highway on the east side of said tract to and from the following described tract of real estate owned by Grantees, to-wit:

Lot One (1), Burnham Addition to Beatrice, Gage County Nebraska.

The rights hereunder of Grantees, their heirs and assigns, shall expire and this easement shall become void and of no force and effect as to that part of the servient estate that may henceforth become dedicated or re-dedicated to the public for street or road purposes.

BOOK 77 PAGE 114

This easement shall not pass, nor shall in any manner be construed to pass, to Grantees any fee simple interest to the real estate described. Grantor reserves the right to full possession, use and enjoyment of and ingress and egress across the said lands, subject only to the restricted uses thereof herein granted to Grantee.

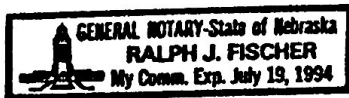
This easement is made and executed this 12 day of May, 1994.

Beatrice National Bank and Trust Co.,
Beatrice, Nebraska, Trustee

By: [Signature]
Vice President & Trust Officer

State of Nebraska)
) ss.
County of Gage)

The foregoing instrument was acknowledged before me this 12th day of MAY, 1994 by STEVE HOVENDICK, as the Vice President and Trust Officer of Beatrice National Bank and Trust Co., Beatrice, Nebraska, on behalf of said corporation and partnership.



[Signature]
Notary Public

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 12th day of May, 19 94 at 3:00 o'clock P. M., and recorded in Book 77 of MISCELLANEOUS on page 113 thru 114
[Signature]
Register of Deeds

NUM 42
ALPHA 5
PAGED 1

FEE: \$11.00 Paid by Stephen J Kraviec, Atty. & Return to Ralph Fischer, P O Box 489, Beatrice, Ne 68310