

EASEMENT

320
16-4-62
4-523

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:

Commencing at a point located on the south line of Burnham Addition, an addition to the City of Beatrice, Nebraska, which point is located 60 feet west of the southeast corner of said Burnham Addition and is The Point of Beginning; thence westerly along the south line of Burnham Addition for a distance of 100 feet to a point; thence south a distance of 20 feet to a point; thence easterly along a line 20 feet from and parallel to the south line of Burnham Addition for a distance of 100 feet to a point; thence north a distance of 20 feet to the Point of Beginning.

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.

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 12th day of October, 1994.

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 12th day of Oct., 1994 at 4:05 o'clock P. M., and recorded in Book 77 of MISCELLANEOUS on page 527
Quith E. Lemo
Register of Deeds

NUM ✓
ALPHA ✓
PAGED ✓

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

By: W.W. Cook III
Vice President & Trust Officer

FEE: \$6.00 Paid by William Scully Acct. #2 & Return to R J Fischer, P O Box 489, Beatrice, Ne 68310

State of Nebraska)
County of Gage) ss.

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

GENERAL NOTARY-State of Nebraska
RALPH J. FISCHER
My Comm Exp. July 19, 1998

Ralph J. Fischer
Notary Public

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