

591

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02 NOV 27 PM 1:42

WALKING AND BRIDLE TRAIL EASEMENT

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

This easement is entered into the 22 day of November, 2002, for the benefit of the Members of Crystal Lake Estates Homeowners Association, ("Grantee") and given by MARBRE LLC ("Grantor"). Grantors hereby acknowledge receipt of good and valuable consideration for the conveyance of the easement.

RECITALS

*affected
TL73*

WHEREAS Grantor is the owner in fee simple of a parcel of land legally described as Tax Lot 73, in the S1/2 SE1/4 of Section 19, Township 18 N, Range 12 E of the 6th P.M., Washington County, Nebraska.

WHEREAS Grantor wishes to grant to Grantee the right to the use and enjoyment of the walking and bridle trail that is on the Grantor's property.

AGREEMENT

Now therefore, the Grantor, in consideration of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, sells and conveys to Grantee, their successors, heirs and assigns forever, a perpetual easement over and through the easement parcel legally described a follows:

A strip of land varying in width over and across a portion of Tax Lot 73, lying in the S1/2 of the SE1/4 of Section 19, Township 18 North, Range 12 East of the 6th P.M., Washington County, Nebraska and more particularly described as follows:
From S1/4 of Section 19, Township 18 North, Range 12 East and assuming the west line of the SE ¼ of said Section 19 to bear N 00°00'00" E; thence S 89°23'59" E along the southerly line of said SE1/4 a distance of 1331.25 feet to a point on the southerly line of Tax Lot 73 in said Section 19, said point lying on the northerly right-of-way line of a now dedicated county road; thence N 83°36'41" W along said now dedicated county road right-of-way line, along said southerly tax lot line a distance of 297.46 feet to a point 30.00 feet northerly of the southerly line of a said SE1/4; thence N 82°26'21" E a distance of 316.99 feet; thence S 82°30'34" E a distance of 375.10 feet to the easterly line of said Tax Lot 73, said point being 30.00 feet northerly of the southerly line of said SE1/4; thence S 42°01'08" E along said easterly tax lot line a distance of 40.77 feet to the southeast corner of said Tax Lot 73; thence N 89°23'59" W along the southerly line of SE1/4 a distance of 417.84 feet to the Point of Beginning.

The grant of this easement is and shall run with the land and continue to be for the benefit of the use of the Grantee, their heirs, successors and assigns forever.

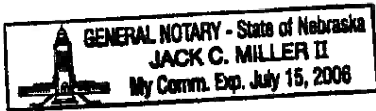
This easement shall be governed by, construed and enforced in accordance with the laws of the State of Nebraska.

This easement constitutes the entire easement and any prior understandings, or representations, of any kind preceding the date of this agreement shall not be binding on the Grantor.

Mark E. Bresley
Mark E. Bresley, President
MARBRE LLC

STATE OF NEBRASKA)
)ss
COUNTY OF SARPY DOUGLAS)

The foregoing instrument was acknowledged before me this 22 day of November, 2002 by Mark Bresley.



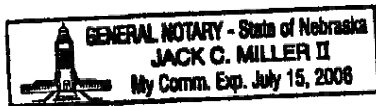
Jack C. Miller II
Notary Public

My Commission Expires: 15 JUL 06

John Marcuzzo
John Marcuzzo, Secretary/Treasurer
MARBRE LLC

STATE OF NEBRASKA)
)ss
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 22 day of November, 2002 by John Marcuzzo.



Jack C. Miller II
Notary Public

My Commission Expires: 15 JUL 06

20027008
STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 27th DAY OF November A.D. 2002
AT 1:42 O'CLOCK p.M AND RECORDED IN BOOK
382 AT PAGE 591-592
COUNTY CLERK Charlatta & Peterson
DEPUTY Barbara Madson

Recorded ✓
General ✓
Numerical ✓
Photostat ✓
Proton ✓