

06 MAY -1 PM 1:22

EASEMENT

This easement is entered into the 9th day of April, 2006 for the benefit of the Members of Crystal Lake Estates Homeowners Association, ("Grantee") and given by Kent E. and Deanna Crossley ("Grantor"). Grantors hereby acknowledge receipt of good and valuable consideration for the conveyance of the easement.

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY, CLERK
BLAIR, NEBR.

RECITALS

WHEREAS Grantor is the owner in fee simple of a parcel of land legally described as Tax Lot 71 in the S1/2 SE 1/4 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 that part of the lake and that part of the Walking & 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 as follows:

A strip of land varying in width over and across a portion of Tax Lot 71, lying in the SW1/4 SE1/4 of Section 19, Township 18 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

From the S1/4 corner of Section 19, Township 18 North, Range 12 East; thence N 00° 00' 00" E (assumed bearing) along the west line of the SE1/4 of said Section 19 a distance of 1405.24 feet to the northwesterly corner of Tax Lot 71 in said Section 19; thence along the northeasterly line of said Tax Lot 71 as follows: S 65° 08'50" E a distance of 341.72 feet; thence S 46°49'47" E a distance of 225.11 feet to the Point of Beginning; thence continuing along said northeasterly line as follows: S 46° 49'47" E a distance of 149.77 feet; thence S 51° 55'01" E a distance of 254.54 feet to the northeasterly most corner of said Tax Lot 71; thence S 50°35'25" E along the easterly line of said Tax Lot 71 a distance of 125.26 feet; thence departing from said easterly Tax Lot line N 22° 49'23" W a distance of 15.31 feet; thence N 47°56'01" W a distance of 98.28 feet; thence N 40°14'35" W a distance of 91.63 feet; thence N 18°45'42" W a distance of 99.54 feet; thence N 29°40'38" W a distance of 71.68 feet; thence N 12°28'41" W a distance of 33.35 feet to the Point of Beginning, and

A strip of land 30 feet in width over and across a portion of Tax Lot 71, lying in the SW1/4 SE1/4 of Section 19, Township 18 North, Range 12 East of the 6th Principle Meridian, Washington County, Nebraska and more particularly described as follows:

From the S1/4 corner of Section 19, Township 18 North, Range 12 East; thence N 00° 00' 00" E (assumed bearing) along the west line of the SE1/4 of said Section 19 a distance of 66.00 feet to the Point of Beginning; thence continuing along the west line as follows: N 00° 00' 00" E (assumed bearing) along the west line of the SE1/4 of said Section 19 a distance of 1339.24 feet to the northwesterly corner of Tax Lot 71 in said Section 19; thence S 65° 08'50" E along the northeasterly line of said Tax Lot 71 a distance of 33.06 feet to a point 30 easterly of the west line of said Tax Lot 71; thence S 00° 00' 00" W a distance of 1325.66 feet parallel to and 30 feet east of the west lot line of said Tax Lot 71; thence N 89° 23' 59" W along the southerly line of said tax lot 71 a distance of 30 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.

Recorded _____
General _____
Numerical _____
Photostat _____
Printed _____

200601825
STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 1st DAY OF May A.D. 2006
AT 1:22 O'CLOCK P.M. AND RECORDED IN BOOK
486 AT PAGE 738-739
COUNTY CLERK Charlotte L. Petersen
DEPUTY Karen Madson

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 understanding, or representations, of any kind preceding the date of this agreement shall not be binding on the Grantor.

Kent E. Crossley
Kent E. Crossley
Deanna Crossley
Deanna Crossley

STATE OF NEBRASKA)
) ss
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 9 day of April 2006 by Kent E. and Deanna Crossley.

Cynthia E. Craft
Notary Public
My commission Expires: 10-31-09

