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STATE OF NEBRASKA COUNTY OF WASHINGTON 88 1559.
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
 THIS 6th DAY OF June 1986
 AT 3:57 O'CLOCK P.M. AND RECORDED IN BOOK
 158 AT PAGE 245
 COUNTY CLERK Charlotte L. Petersen
 DEPUTY Deputy Clerk

FILED

1986 JUN -5 PM 3:57

EASEMENT

CHARLOTTE L. PETERSEN
 COUNTY CLERK
 CLAIR, NEBR

This instrument was entered into this 5 day of May, 1986.

by and between Gordon D. Fleming and Cheryl H. Fleming, husband and wife, Kevin S. Fleming and Linda J. Fleming, husband and wife, and Marilyn J. Fleming, a single person, hereinafter called "Grantors", and Cottonwood, Inc., hereinafter called "Grantee", wherein for the mutual consideration of peaceful enjoyment of the use of the roadway as described hereinafter and One Thousand Dollars (\$1,000.00) paid to Grantors, the Grantors do grant unto the Grantee, its heirs or assigns, a perpetual non-exclusive easement roadway over the real estate described as follows:

A strip of land 40 feet in width over and across the N1/2 SE1/4 of Section 30, Township 19 North, Range 12 East of the 6th P.M., Washington County, Nebraska, the centerline of said strip being further described as follows:

Recorded ☒
 General ☒
 Numerical ☒
 Photostat ☒

Commencing at the southwest corner of Tax Lot 25 in Section 29, Township 19 North, Range 12 East, thence South 0 degrees 20 minutes West (assumed bearing) along the west line of said tax lot extended, being also the east line of said Section 30, a distance of 105.0 feet to the point of beginning; thence South 66 degrees 15 minutes 45 seconds West a distance of 26.9 feet; thence South 84 degrees 31 minutes 10 seconds West a distance of 138.3 feet; thence North 60 degrees 43 minutes 30 seconds West a distance of 79.6 feet; thence North 45 degrees 13 minutes 20 seconds West a distance of 134.9 feet; thence North 53 degrees 58 minutes 10 seconds West a distance of 254.1; thence North 51 degrees 19 minutes 30 seconds West a distance of 650.7 feet; thence North 41 degrees 34 minutes 30 seconds West a distance of 367.5 feet; thence North 45 degrees 52 minutes 00 seconds West a distance of 344.4 feet; thence North 60 degrees 29 minutes 40 seconds West a distance of 132.5 feet; thence North 80 degrees 12 minutes 20 seconds West to a point of termination on the East-West 1/4 Section line of said Section 30;

with full and free right and liberty for it, its tenants,

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servants, visitors, stockholders, and licensees, in common with all other having the like right, at all times hereafter, with or without vehicles of any description, for all purposes connected with the use and enjoyment of the land of said Grantee, to pass and repass along said real estate in the use and installation of utilities of any kind that may be installed thereupon. That further to have and to hold said permanent easement or right of way hereby granted unto the Grantee, its heirs and assigns, as appurtenant to the real estate owned by the Grantee.

That the Grantee or its assigns expressly waive and hold harmless the Grantors from any claims that may exist hereafter from any acts of negligence or omission of the Grantee's agents assigns, servants, visitors, stockholders, and licensees in common with all other having the like right in the use of said easement. That the grantors expressly assume no responsibility for the upkeep and maintenance of the roadway.


GORDON D. FLEMING, GRANTOR


CHERYL H. FLEMING, GRANTOR


KEVIN S. FLEMING, GRANTOR


LINDA J. FLEMING, GRANTOR
COTTONWOOD, INC., GRANTEE


MARILYN J. FLEMING, GRANTOR

BY 
ITS DULY AUTHORIZED OFFICER

STATE OF NEBRASKA)
) ss
 WASHINGTON COUNTY)

Before me, a Notary Public, in and for said county and state personally came Gordon D. Fleming and Cheryl H. Fleming, husband and wife, and Kevin S. Fleming and Linda J. Fleming, husband and wife, and Marilyn J. Fleming, a single person, Grantors, and Joseph F. Bedlacek duly authorized officer of Cottonwood, Inc., a Nebraska corporation, Grantee, to me known to be the identical persons who signed the above and foregoing Easement, and acknowledged the execution thereof to be their voluntary act and deed for the purposes therein express.

WITNESS my hand and seal this 6th day of June, 1986.

Jon A. Bedlacek
 NOTARY PUBLIC

