

MISCELLANEOUS RECORD NO. 21

AA1114

Conveyance of Easement
 Jeppe J. Refshauge, *J.R.*
 Successor Trustee
 To
 East O Realty Company
 Filed for Record
 April 1, 1942 at 12:00 M.
 J. G. Vaughan
 Register of Deeds
 By A. L. Kenney, Deputy
 Fee \$2.00

CONVEYANCE OF EASEMENT.

KNOW ALL MEN BY THESE PRESENTS:

THAT Jeppe J. Refshauge, successor trustee, of the County of Lancaster and State of Nebraska in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto East O Realty Company, a corporation, of the County of Lancaster and State of Nebraska an easement for roadway as follows:

An easement for a roadway 64 feet wide located upon Lot D, a subdivision of the East Half (E $\frac{1}{2}$) of Section Twenty-six (26), Township Ten (10) North, Range Seven (7) East of the Sixth Principal Meridian, Lancaster County, Nebraska, the Easterly line of which is described as follows: Beginning at a point on the South line of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-six (26), Township Ten (10) North, Range Seven (7) East of the Sixth Principal Meridian, Lancaster County, Nebraska, which is 753 feet East of the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-six (26); thence on a straight line in a northeasterly direction which makes an angle of 85°-59' with the South line of said Southeast Quarter (SE $\frac{1}{4}$), being the East line of said 64 foot strip of land, a distance of 1009 feet to the South boundary line of Lot A, which said lot is located in the East Half (E $\frac{1}{2}$) of Section Twenty-six (26), Township Ten (10) North, Range Seven (7) East, Lancaster County, Nebraska, containing 1.48 acres more or less. Said roadway to be constructed and maintained by owner of Lot A at its expense; with joint right in owners of Lots B, C and D to use said roadway, provided that such use by the owners of Lots B, C or D shall not permit them to go upon or through the land described as Lot A. Nor shall it permit any one of them to go upon or through any lot not owned by such user, without consent of the owner of the lot in question. Easement is subject to right of way of the Missouri Pacific Railway Company across said Lot D. If easement not exercised by owner of Lot A at any time for a period of three years, said easement and the obligation of owner of Lot A to maintain said roadway shall thereupon be wholly cancelled and annulled at end of said period.

Said Lots A, B, C and D are subdivisions of the East Half (E $\frac{1}{2}$) of Section Twenty-six (26), Township Ten (10) North, Range Seven (7) East of the Sixth Principal Meridian, Lancaster County, Nebraska.

TO HAVE AND TO HOLD the said easement together with all the tenements, hereditaments and appurtenances thereunto belonging unto the said East O Realty Company, a corporation, and to its successors and assigns, forever.

As a matter of convenience a diagram showing the location of said easement is attached hereto and made a part hereof marked Exhibit A.

IN WITNESS WHEREOF the said Jeppe J. Refshauge, successor trustee, has hereunto set his hand this 31st day of March, 1942.

T. F. A. Williams
 Witness.

Jeppe J. Refshauge
 Successor Trustee

Rev. Stamps
 55¢

-2-

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS.

On this 31st day of March, 1942, before me the undersigned
 Margaret Kelly, a notary public, duly commissioned and qualified for and residing in said

MISC. BOOK

644

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county, personally came Jeppe J. Refshauge, successor trustee, to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be his voluntary act and deed.

Witness my hand and seal the day and year last above written.



Margaret Kelly
Notary Public.

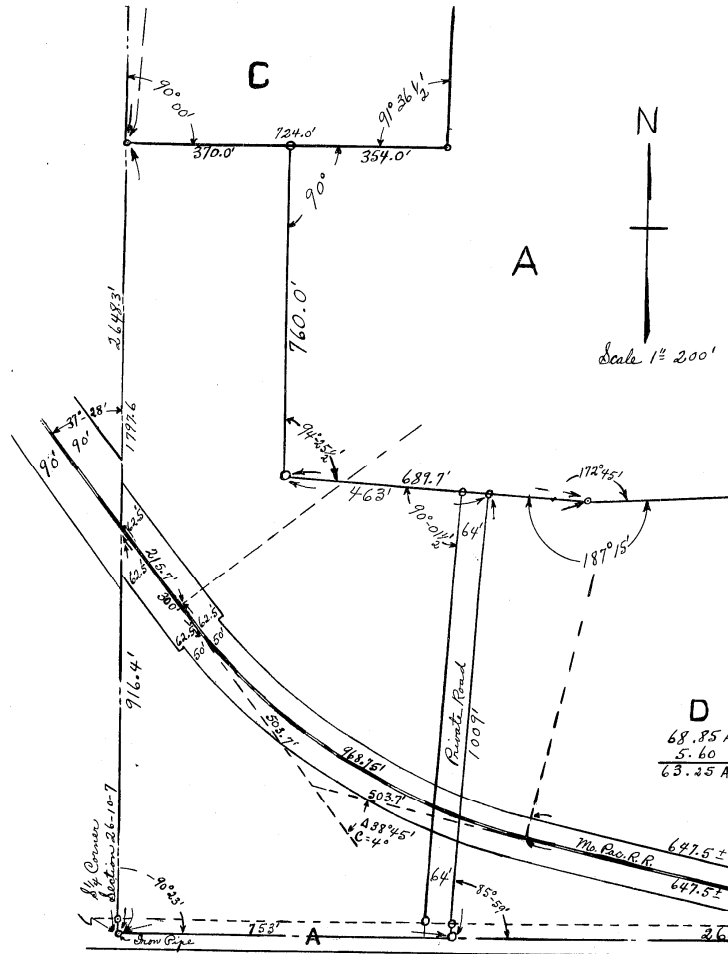


EXHIBIT A,

644

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