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RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE



**INGRESS AND EGRESS EASEMENT AGREEMENT**

This Easement Agreement is made and entered into this 21<sup>st</sup> day of April, 1997, by and between Lakemont Homeowners Association, a Nebraska not-for-profit corporation (herein the "Declarant"), and each and all of the owners of platted lots in the Lakemont subdivision in Douglas County, Nebraska, who are signatories to this Agreement (herein the "Owners").

**Preliminary Statement**

The Declarant serves as the owners association for the Lakemont subdivision which is platted into twelve (12) single-family lots legally described as follows (herein the "Single-Family Lots"):

Lots 1 through 12, inclusive, Lakemont Replat 3, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

Declarant is the owner of the street providing access to the Single-Family Lots, and which is legally described as follows (herein the "Street Property"):

Outlot A, Lakemont Replat 3, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

William H. Fleming, who developed the Single-Family Lots, has constructed street improvements including paving and curbs on and along the Street Property. The owners of the Single-Family Lots desire to secure a permanent and non-exclusive ingress and egress easement on and across the Street Property and the Declarant desires to grant an ingress and egress easement to the owners of the Single-Family Lots.

NOW, THEREFORE, in consideration of the foregoing Preliminary Statement, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant and the Owners hereby agree as follows:

1. Declarant hereby reserves and grants to itself and the Owners and their respective agents, licensees, guests, invitees, successors and assigns, a perpetual non-exclusive right, privilege and easement to come upon and travel across the Street Property for ingress to and egress from the Single-Family Lots to publicly dedicated streets (herein the "Ingress and Egress Easement").
2. Notwithstanding anything to the contrary herein, Declarant may from time to time grant additional non-exclusive ingress and egress easements on and along the Street Property and may grant other easements, i.e., for public utilities, on and along the Street Property without the consent or approval of the Owners.
3. The respective owners of the Single-Family Lots shall each prohibit and take reasonable action to prevent any blockage of the Street Property which would inhibit ingress and egress on and along the Street Property to public streets.
4. The Declarant shall be responsible for any and all maintenance, repair, replacement or improvement of street improvements constructed on the Street Property.
5. The Ingress and Egress Easement shall run with the land and inure to the benefit of, and be binding upon, the parties and their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement to be effective as of the date and year first above written.

LAKEMONT HOMEOWNERS ASSOCIATION,  
a Nebraska not-for-profit corporation

10219 J  
 FEE 215 FB 00-21535  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP OP  
 DEL \_\_\_\_\_ SCAN dc FV \_\_\_\_\_

By: [Signature]  
Title: \_\_\_\_\_



NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )



The foregoing instrument was acknowledged before me this 7 day of May, 1997, by Stanley L. Teutsch and Teri A. Teutsch, husband and wife.

Shari L. Jacobson  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )



NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

The foregoing instrument was acknowledged before me this 7 day of May, 1997, by Robert J. Bruning and Sharon S. Bruning, husband and wife.

Shari L. Jacobson  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )



NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

The foregoing instrument was acknowledged before me this 12 day of May, 1997, by Charles Scott McCoppin and Pamela C. McCoppin, husband and wife.

Shari L. Jacobson  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )



NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

The foregoing instrument was acknowledged before me this 6 day of May, 1997, by Michael R. Frank and Roberta L. Frank, husband and wife.

Shari L. Jacobson  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

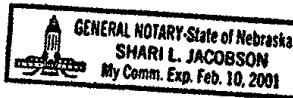


NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

The foregoing instrument was acknowledged before me this 23 day of April, 1997, by Russell J. Bragg and Mary Anne Bragg, husband and wife.

Shari L. Jacobson  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

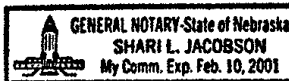


NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

The foregoing instrument was acknowledged before me this 1 day of May, 1997, by John E. Philp and Roxanne Philp, husband and wife.

Shari L. Jacobson  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )



NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

The foregoing instrument was acknowledged before me this 6 day of May, 1997, by Doug Wilshusen and Jean Wilshusen, husband and wife.

Shari L. Jacobson  
Notary Public