

59-514

E A S E M E N T

THIS INDENTURE, made this 12th day of March, 1986 by and between JOHN E. CARL and JOAN D. CARL, Husband and Wife, Grantors, and ROBERT E. BRESSETTE and VIRGINIA K. BRESSETTE, Husband and Wife, Grantees,

WHEREAS, Grantor is the owner of Lot 5A, Block 3, Langdon Bros. 4th Addition to Gretna, Sarpy County, Nebraska, and

WHEREAS, Grantee is purchasing Lot 5C, Block 3, Langdon Bros. 4th Addition to Gretna, Sarpy County, Nebraska from Grantor, and is in need of access to said Lot 5C, Block 3, Langdon Bros. 4th Addition to Gretna, Sarpy County, Nebraska, from Bryan Street, and

WHEREAS, Grantor has agreed to Grant an easement 20.00 feet wide across the north 120 feet of said Lot 5A, more specifically described as:

Commencing at the Southwest corner of Lot 5A, Block 3, Langdon Bros. 4th Addition: thence Northerly along the West line of said Lot 5A, a distance of 46.67 ft. to the point of beginning: thence continuing Northerly along the West line of said Lot 5A a distance of 20.00 ft. to the Northwest corner: thence Easterly along the North line of said Lot 5A, a distance of 120.00 ft. to the Northeast corner of said Lot 5A: thence Southerly along the Easterly line of said Lot 5A, a distance of 20.00 ft.: thence Westerly along a line parallel to and 20.00 ft. South of the North line of said Lot 5A, a distance of 120.00 ft. to the point of beginning,

for the purpose of ingress and egress to and from Bryan Street in Gretna, Sarpy County, Nebraska to Lot 5C, Block 3, Langdon Bros. 4th Addition to Gretna, Sarpy County, Nebraska.

NOW THEREFORE in consideration of the mutual promises and covenants herein, Grantor hereby grants unto Grantee, his heirs and assigns, a perpetual easement upon and across the following described estate:

Commencing at the Southwest corner of Lot 5A, Block 3, Langdon Bros. 4th Addition: thence Northerly along the West line of said Lot 5A, a distance of 46.67 ft. to the point of beginning: thence continuing Northerly along the West line of said Lot 5A, a distance of 20.00 ft. to the Northwest corner: thence Easterly along the North line of said Lot 5A, a distance of 120.00 ft. to the Northeast corner of said Lot 5A: thence Southerly along the Easterly line of said Lot 5A, a distance of 20.00 ft.: thence Westerly along a line parallel to and 20.00 ft. South of the North line of said Lot 5A, a distance of 120.00 ft. to the point of beginning,

for the purpose of ingress and egress from Bryan Street in Gretna, Sarpy County, Nebraska to Lot 5C, Block 3, Langdon Bros. 4th Addition to Gretna, Sarpy County, Nebraska.

It is mutually agreed between the aforesaid parties that Grantee shall have the right to make any improvements and necessary repairs upon said real estate for adequate ingress and egress between said Bryan Street in Gretna, Sarpy County, Nebraska to Lot 5C, Block 3, Langdon Bros. 4th Addition to Gretna, Sarpy County, Nebraska, at Grantee's cost, and that Grantor, his heirs and assigns, shall in no way be responsible for any cost of improvements or maintenance of said improvements. Grantee specifically agrees to maintain and repair said improvements at their own cost and expense.

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It is further mutually agreed that any increase in real estate taxes against Lot 5A, Block 2, Langdon Bros. 4th Addition to Gretna, Sarpy County, Nebraska, by reason of any improvements made by Grantee, his heirs or assigns, shall be paid by Grantee, his heirs or assigns.

It is further understood and agreed that this agreement shall be perpetual, and at all times be construed as a covenant running with the land, and that no part of the fee of Lot 5A, Block 3, Langdon Bros. 4th Addition to Gretna, Sarpy County, Nebraska upon which the easement above described rests, shall pass or be vested in any other party than the Grantor, his heirs and assigns.

Dated this 11th day of March, 1986.

John E. Carl
GRANTOR

Jean D. Carl
GRANTOR

Robert E. Brusette
GRANTEE

Virginia K. Brusette
GRANTEE

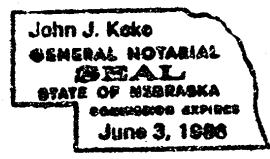
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Carl E. Hillstedt
REGISTER OF DEEDS

STATE OF NEBRASKA)
County of) ss.
)

The foregoing instrument was acknowledged before me on 3/12, 1986.



John J. Koko
Notary Public

My commission expires: June 3, 1988