WASHINGTON COUNTY, STATE OF NEBRASKA **Instrument Number** <u>2016-00363</u>

Karen a Madsen REGISTER OF DEEDS

When recorded return to:

FILED

2016 Feb-10 AM 09:43

KAREN A. MADSEN WASHINGTON COUNTY REGISTER OF DEEDS

			BLAIR, NE
Recorded General Numerical Photostat Proofed Scanned			

DRIVEWAY/ACCESS EASEMENT

Jason Shryock and Irina Shryock, husband and wife, hereinafter collectively "Grantors" and Jason Carlson and Donna Carlson, husband and wife, hereinafter collectively "Grantees", agree as follows:

1. Grantors own as joint tenants the following described property located in Washington County Nebraska:

Lot Six (6), Block Seven (7), Oak Park First Addition, a Subdivision in Washington County, Nebraska (Hereinafter "Lot 6").

2. Grantees own as joint tenants the following described property located in Washington County, Nebraska:

Lot Five (5), Block Seven (7), Oak Park First Addition, a Subdivision in Washington County, Nebraska (Hereinafter "Lot 5").

- 3. Located on Lot 5 is a rock driveway that accesses Ramble Ridge Road by crossing over a portion of Grantors' Lot 6. Grantors have consented to the entry upon Lot 6 in the past and Grantors desire to give Grantees an easement to assure their right and ability to continue using the rock driveway to come upon Lot 6 to access Ramble Ridge Road.
- 4. For valuable consideration and mutual promises of the Grantors and Grantees, Grantors do nereby grant and convey to Grantees a permanent access easement running with the land that follows the geometrics of the driveway/roadway which presently exists at this location.
- 5. The foregoing permanent easement is for driveway and access purposes only for Grantees and their successors and assigns.

ECOUN 194 / 036470a NEBRASKA TITLE COMPAN 14680 West Dodge Road

NEBRASKA TITLE COMPANY Omaha. NE 68154

- 6. In consideration for the grant of this easement, Grantees agree on behalf of themselves and their successors and assigns to assume full responsibility for all maintenance and improvements to the easement which Grantees deem necessary and shall be fully and solely responsible for any associated costs.
- 7. The permanent Easement so described herein runs with the land and is binding upon the heirs, successors, and assigns of the parties.
- 8. Except to the extent caused by the negligence or willful misconduct of Grantors, or Grantors' tenants, agents or assigns, Grantee agree to indemnify and hold harmless Grantors and Grantors' or

	heirs, successors and assigns against any claims or losses arising from the Grantees' use, repair or maintenance of Grantees' Easement upon Grantors' lands.
	Executed: January <u>12</u> , 2016.
	Grantor:
<	Jason Shryock
	STATE OF NEBRASKA)
	COUNTY OF Washington) ss
	Now on this 12th day of January 2016, before me a duly appointed and qualified Notary Public, personally appeared Jason Shryock known to me to be the same identical person who signed the above and forgoing instrument and acknowledged the execution thereof to be his or her voluntary act and deed. GENERAL NOTARY - State of Nebraska Nebraska Nebraska Nebraska Nebraska Neb
	Irina Shryock
	STATE OF NEBRASKA) OSS COUNTY OF Washington)

Now on this 1274 day of January 2016, before me a duly appointed and qualified Notary Public, personally appeared Irina Shryock known to me to be the same identical person who signed the above and forgoing instrument and acknowledged the execution thereof to be his or her voluntary act and deed.

GENERAL NOTARY - State of Nebraska JAMES E. REALPH My Comm. Exp. May 4, 2017

2016-00363

Grantee:				
Jason Carlson				
STATE OF MICHIGAN)				
COUNTY OF DELTO) ss				
Now on this day of January 2016, before me a duly appointed and qualified Notary Public, personally appeared Jason Carlson known to me to be the same identical person who signed the above and forgoing instrument and acknowledged the execution thereof to be his or her voluntary act and deed. Jywww.Bww. Notary Public Jyww.Bww. Notary Public Jyww. Notary Public Jyww.Bww. Notary Public Jyww.Bww. Notary Public Jyww.Bww. Notary Public Jyww. Notary Public Jyww.				
Grantee: NOTARY PUBLIC-DELTA COUNTY, MI My Commission Expires August 15, 2020 Donna Carlson				
STATE OF MICHIGAN) COUNTY OF DELTO) SS				
Now on this <u>A&</u> day of January 2016, before me a duly appointed and qualified Notary Public, personally appeared Donna Carlson known to me to be the same identical person who signed the above and forgoing instrument and acknowledged the execution thereof to be his or her voluntary act and deed. Solvent Public Notary Public				

LYNN M. BROW NOTARY PUBLIC-DELTA COUNTY, MI My Commission Expires August 15, 2020