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FILED
CASS COUNTY, NE.

2008 FEB 15 PM 2:50

BK 67 OF Misc. PG 910

David Johnson
REGISTER OF DEEDS

Doc # 820 \$11.00

COMPARED

NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT

THIS AGREEMENT, made this 15 day of January, 2008 between RAVEN'S NEST & CO., a Nebraska Corporation and THE ECKLES FAMILY FUNNEL TRUST of Donald and Linda Eckles hereinafter collectively called ("Grantor"), owners of the property described in paragraph "A", below, and ERIC & GINA MAAS, ("Grantees"),

WITNESS:

Grantor, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants to Grantees, and their heirs, assigns and devisees a non-exclusive ingress/egress and utility easement on the property of the Grantor as described herein:

A. NON-EXCLUSIVE INGRESS/EGRESS AND UTILITY EASEMENT

A tract of land located in the North 1/2 of Section 34, Township 13N, Range 12E of the 6th P.M., Cass County, Nebraska and described as follows:

The Southerly 25 feet of Lot 5; and the Northerly 25 feet of Lot 6, both in Raven's Nest Four.

1. The Grantees and their successors and assigns shall not at any time erect, construct or place on or below the surface of the ingress/egress and utility easement any building or structure, except pavement or a similar covering and utilities, and shall not permit anyone else to do so.

2. The purpose of said easement is to allow for access to the below described property and to allow for entrance and exit onto White Tail Lane. This access easement is for a private access of the owners of the property, their tenants or guests, and not as a public road. This easement will also allow for the installation, maintenance, operation and repair of existing and future utilities to Grantor and/or Grantees and their successors and assigns.

B. Legal Description of Grantees' Property, Beneficiary of this Easement

Tax Lot 26 in the North 1/2 of Section 34, Township 13 North, Range 12 East of the 6th P.M., Cass County Nebraska.

~~3. The Grantees shall be solely responsible for maintenance of the 50-foot ingress/access and utility easement area and shall be responsible to keep scrub trees and brush trimmed along said 50-foot ingress/egress area.~~

~~4. The Grantees shall restore the soil excavated for any purpose hereunder, as nearly as is reasonably possible, to its original contour within a reasonable time after the work is performed.~~

5. The Grantor is the lawful possessor of the real property described in paragraph "A", above; has good, right and lawful authority to make this conveyance; and Grantor and its successors and assigns shall warrant and defend this conveyance

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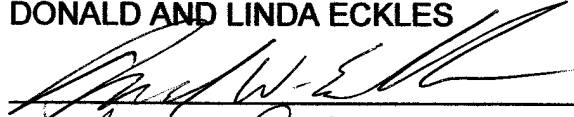
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and shall indemnify and hold harmless Grantees forever against claims of all persons asserting any right, title or interest prior to or contrary to this conveyance.

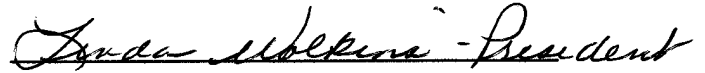
6. The persons executing this instrument has authority to execute this document.

IN WITNESS WHEREOF, Grantor executes this Ingress/Egress and Utility Easement on the above date.

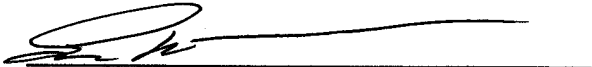
THE ECKLES FAMILY FUNNEL TRUST
DONALD AND LINDA ECKLES


_____ Linda Eckles

RAVEN'S NEST & CO., Grantor
A Nebraska Corporation


_____ Linda A. Wolkins - President

ACCEPTED BY:


_____ Eric Maas

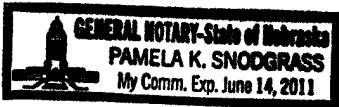

_____ Gina Maas

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss
COUNTY OF CASS)

This instrument was acknowledged before me on January 18, 2008, by Linda A. Wolkins, President of Raven's Nest & Co., on behalf of the corporation

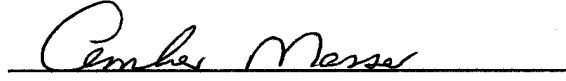

_____ Pamela K. Snodgrass
Notary Public

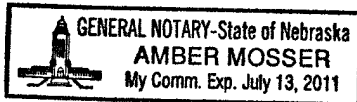


ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF ~~DOUGLAS~~)
Sarpy

This instrument was acknowledged before me on January 15, 2008 by Donald & Linda Eckles


_____ Amber Mosser
Notary Public



STATE OF NEBRASKA)
COUNTY OF ~~DOUGLAS~~) SS
Sarpy

This instrument was acknowledged before me on this 18 day of January 2008 by Eric and Gina Maas.

NOTARY PUBLIC

_____ Pamela S. Simonsen

