

FILED FOR RECORD IN SARPY COUNTY NEB. Apr 14 1970 AT 10 O'CLOCK A.M.
AND RECORDED IN BOOK 43 OF Misc Rec PAGE 159

Alise M. Sautter REGISTER OF DEEDS 12²⁵

EASEMENT AND AGREEMENT

This Easement and Agreement made and entered into this 11 day of April, 1970, by and between ALMA M. SAUTTER, a single woman, hereinafter referred to as "first party", and GEORGE SAUTTER and ANNA SAUTTER, husband and wife, hereinafter referred to as "second party."

WITNESSETH:

WHEREAS, first party is owner of the following described property:

The Southwest Quarter of the Northwest Quarter of Section 23, Township 14 North, Range 12, East of the 6th P.M. in Sarpy County, Nebraska excepting that part heretofore deeded to the State of Nebraska for Highway 85 right-of-way and consisting of 40 acres, more or less, (hereinafter referred to as Parcel A)

and,

WHEREAS, second party is owner of the following described real estate:

The Northwest Quarter of the Northwest Quarter of Section 23, Township 14 North, Range 12, East of the 6th P.M. in Sarpy County, Nebraska, more particularly described as follows: Beginning at a point 33 feet south of the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 23, thence South a distance of 1,289.07 feet, thence West a distance of 1,270.16 feet to Highway 85 right-of-way line, thence North along Highway right-of-way 1,062.19 feet, thence East 884 feet, thence North 228 feet, thence East 389 feet to the point of beginning, containing 33 acres more or less. (hereinafter referred to as Parcel B)

and,

WHEREAS, first party has heretofore granted to the State of Nebraska an easement over a tract of land described on Exhibit A attached hereto which easement is recorded in Book 37, Page 473 of the Miscellaneous Records of the Register of Deeds of Sarpy County, Nebraska and second party has granted an easement to the State of Nebraska over and across that real estate described on Exhibit B attached hereto which easement is recorded in Book 37, Page 475 of the Miscellaneous Records of the Register of Deeds of Sarpy County, Nebraska both of said easements being for the purpose of establishing a common entrance for ingress and egress

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from parcels A and B above described onto Highway 85 adjoining on the West, said common entrance to be not more than forty feet in width, the center line of which is located on the North line of the Southwest Quarter of the Northwest Quarter of Section 23, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, and

WHEREAS, the parties hereto desire to provide for the joint and common use of said forty foot common entrance.

NOW, THEREFORE, it is agreed as follows:

First Party does hereby grant to Second Party a perpetual easement over and across the following described parcel of real estate:

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Referring to the West Quarter Quarter corner of the Northwest Quarter of said Section 23, thence Easterly on the North line of the Southwest Quarter of the Northwest Quarter of said Section 23, a distance of 54.8 feet to the point of beginning, said point being on the Easterly existing Highway right-of-way line; thence continuing Easterly on said North line a distance of 40.0 feet; thence Southerly a distance of 20.0 feet thence Westerly a distance of 40.0 feet to a point on said Highway right-of-way line; thence Northerly along said Highway right-of-way line a distance of 20.0 feet to the point of beginning, containing 800 square feet more or less.

Second Party does hereby grant to first party a perpetual easement over and across the following described real estate:

A tract of land located in the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 23, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska described as follows: Referring to the West Quarter Quarter corner of the Northwest Quarter of said Section 23; thence Easterly on the South line of the Northwest Quarter of the Northwest Quarter of said Section 23, a distance of 54.8 feet to the point of beginning, said point being on the Easterly existing Highway right-of-way line; thence continuing Easterly on said South line a distance of 40.0 feet; thence Northerly a distance of 20.0 feet; thence Westerly a distance of 40.0 feet to a point on said existing Highway right-of-way line; thence Southerly on said existing Highway right-of-way line a distance of 20.0 feet to the point of beginning containing 800 square feet more or less.

