

FILED SARPY CO. NE.
INSTRUMENT NUMBER
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2000 FE -3 AM 11: 53

Lloyd J. Dowding
REGISTER OF DEEDS

Counter SA
Verify MC
D.E. EW
Proof _____
Fee \$ 26.00
Ck Cash Chg



**THIS PAGE ADDED
FOR RECORDING
INFORMATION.**

**DOCUMENT STARTS ON
NEXT PAGE.**

LLOYD J. DOWDING

SARPY COUNTY REGISTER OF DEEDS
1210 GOLDEN GATE DRIVE, STE 1109
PAPILLION, NE 68046-2895
402-593-5773

RECIPROCAL DRIVEWAY EASEMENT

This Agreement, made this _____ day of September, 1999, between Thomas D. Lafontaine and Lesley C. Lafontaine, husband and wife, of Sarpy County, Nebraska, (hereinafter "Lafontaine"), and Heidi Dee Comstock, of Sarpy County, Nebraska, (hereinafter "Comstock") witnesseth:

Whereas, Lafontaine owns and has title to the real estate located in Sarpy County, Nebraska, described as follows:

Lot 5, Seven Hills Estate II, a subdivision in Sarpy County, Nebraska.

Whereas, Comstock owns and has title to the real estate located in Sarpy County, Nebraska, described as follows:

Lot 4, Seven Hills Estate II, a subdivision in Sarpy County, Nebraska.

Whereas, said properties are adjacent to each other so that the east line of said Lot 5 forms the west line of said Lot 4; and

Whereas, the parties hereto have agreed to grant to each other an easement or right of way along said adjoining lot line for the purpose of constructing a common drainage.

Therefore, for and in consideration of the sum of One (\$1.00) Dollar paid by each of the parties to each other, receipt of which is hereby acknowledged, and of the mutual covenants, agreements, conditions and stipulations contained herein, it is mutually agreed by and between the parties as follows:

EASEMENTS

1. **Grant by Lafontaine.** Lafontaine hereby grants to Comstock, her heirs and assigns, an Easement and Right of Way, together with the full and free right for her, and her tenants, servants, visitors and licensees, in common with all others having the like right, at all times hereafter with or without automobile or other vehicles or on foot, for the purpose of ingress and egress to and from that part of Lot 5 legally described on Exhibit "A" attached hereto.

2. **Grant by Second Parties.** Comstock hereby grants to Lafontaine, their heirs and assigns, an Easement and Right of Way, together with the full and free right for them, and their tenants, servants, visitors and licensees, in common with all others having the like right, at all times hereafter with or without automobiles or other vehicles or on foot, for the purpose of ingress and egress to and from that part of Lot 4 legally described on Exhibit "A" attached hereto.

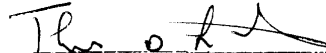
3. **Appurtenant.** It is further understood and agreed that the easements granted herein are to be held by the respective grantees, and their heirs and assigns as appurtenant to the land owned by the respective grantees.

4. **Cost of Maintenance.** It is further understood and agreed that Lafontaine will and does hereby assume and agree to pay one-half, and Comstock will and does hereby assume and agree to pay one-half of the cost of maintaining the present ^{Tray} ~~cement~~ driveway over the respective easements granted herein, together with any approaches which forms a part of said driveway and over which same extends.

5. **Duplicate Copies.** This agreement has been executed in duplicate by the parties and each execute copy thereof shall be considered an original.

In Witness Whereof, the parties have hereunto set their hands and seals the day and year first above written.

Lafontaine


Thomas D. Lafontaine

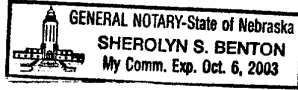

Leslie L. Lafontaine

Comstock


Heidi Dee Comstock

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

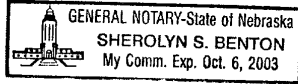
The foregoing instrument was acknowledged before me this 16th day of November, 1999 by Thomas D. Lafontaine..



Sherolyn S Benton
Notary Public

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

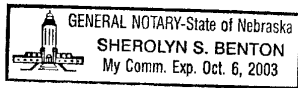
The foregoing instrument was acknowledged before me this 16th day of November, 1999 by Lesley L. Lafontaine..



Sherolyn S Benton
Notary Public

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 16th day of November, 1999 by Heidi Dee Comstock..



Sherolyn S Benton
Notary Public



EXHIBIT A

EASEMENT OVER PART OF LOTS 4 & 5:

LOT 4;

AN EASEMENT FOR INGRESS-EGRESS OVER AND ACROSS THAT PART OF LOT 4, SEVEN HILLS ESTATES PHASE II, A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 4; THENCE S00-25-40W (ASSUMED BEARING), ON THE EAST LINE OF LOT 4, A DISTANCE OF 400.00 FEET; THENCE N89-36-32W, ON A LINE PARALLEL WITH THE NORTH LINE OF LOT 4, A DISTANCE OF 25.00 FEET; THENCE N00-25-40E, ON A LINE PARALLEL WITH AND 25.00 FEET DISTANT FROM THE EAST LINE OF LOT 4, A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF LOT 4; THENCE S89-36-32E, ON SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

LOT 5;

AN EASEMENT FOR INGRESS-EGRESS OVER AND ACROSS THAT PART OF LOT 5, SEVEN HILLS ESTATES PHASE II, A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 5; THENCE S00-25-40W (ASSUMED BEARING), ON THE WEST LINE OF LOT 5, A DISTANCE OF 400.00 FEET; THENCE S89-36-32E, ON A LINE PARALLEL WITH THE NORTH LINE OF LOT 5, A DISTANCE OF 25.00 FEET; THENCE N00-25-40E, ON A LINE PARALLEL WITH AND 25.00 FEET DISTANT FROM THE WEST LINE OF LOT 5, A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF LOT 5; THENCE N89-36-32W, ON SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.