

FILED SARPY CO. NE.  
 INSTRUMENT NUMBER  
 2007 - 18871  
 2007 JUN 25 P 3:08 P  
*Glenn J. Dowling*  
 REGISTER OF DEEDS

COUNTER P C.E. P  
 VERIFY D D.E. D  
 PROOF TM  
 FEES \$ 14.50  
 CHECK # \_\_\_\_\_  
 CHG AS CASH \_\_\_\_\_  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NCR \_\_\_\_\_

EASEMENT

This indenture made this 25 day of June 2007, by and between, Kenneth Tex and Stephanie Tex, Husband and Wife, hereinafter referred to as "Grantor", and all present and future owners of Lots 3, 4, 5, 6, 8, 9, 10 and 11 in Cornish Acres, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska and their guests, invitees and such other persons as may from time to time lawfully use the easement described herein, hereinafter collectively referred to as "Grantee", to-wit:

WITNESSETH:

That Grantor in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, does hereby grant and convey to Grantee to the extent of any interest Grantor has therein, a perpetual non-exclusive ingress and egress easement over and across the following described real estate:

That part of Lot 7, Cornish Acres, a subdivision in Sarpy County, Nebraska, described as follows: beginning at the SW corner of said Lot 7; thence N 00°04'56" W (Assumed Bearing) 331.00 feet on the West line of said Lot 7 to the NW corner thereof; thence N 89°46'32" E 658.37 feet on the North line of said Lot 7 to the NE corner thereof; Thence S 00°04'56"E 50.00 feet on the East line of said Lot 7; thence Northwesterly on a 50.00 foot radius curve to the right, chord bearing N 65°48'12"W, chord distance 41.12 feet, an arc distance of 42.38 feet; thence S 89°46'32"W 587.89 feet on a line 33.00 feet South of and parallel with the North line of said Lot 7; Thence S 00°04'56"E 298.00 feet on a line 33.00 feet East of and parallel with the West line of said Lot 7 to the South line thereof; Thence S 89°46'32"W 33.00 feet on the South line of said Lot 7 to the point of beginning

Said easement is depicted on the survey attached hereto as Exhibit "A".

To have to hold said Easement and right-of-way unto said Grantee, their successors and assigns, and to all present and future owners of Lots 3, 4, 5, 6, 8, 9, 10 and 11 in Cornish Acres, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska and their guests, invitees and such other persons as may from time to time lawfully use the easement described herein in perpetuity.

Said easement to run with the land and shall be binding upon the heirs, successors and assigns of Grantee.

IN WITNESS WHEREOF, the Grantors have caused this easement to be signed on the day and year first above written.

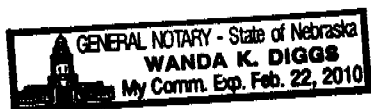
*Kenneth Tex*  
 \_\_\_\_\_  
 Kenneth Tex, Grantor

*Stephanie Tex*  
 \_\_\_\_\_  
 Stephanie Tex, Grantor

STATE OF NEBRASKA        )  
   )  
 COUNTY OF SARPY         )        ss.

On this 25 day of June 2007, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Kenneth Tex and Stephanie Tex, Husband and Wife, to me personally known to be the identical persons whose names are affixed to the foregoing instrument and who acknowledged the same to be their voluntary act and deed.

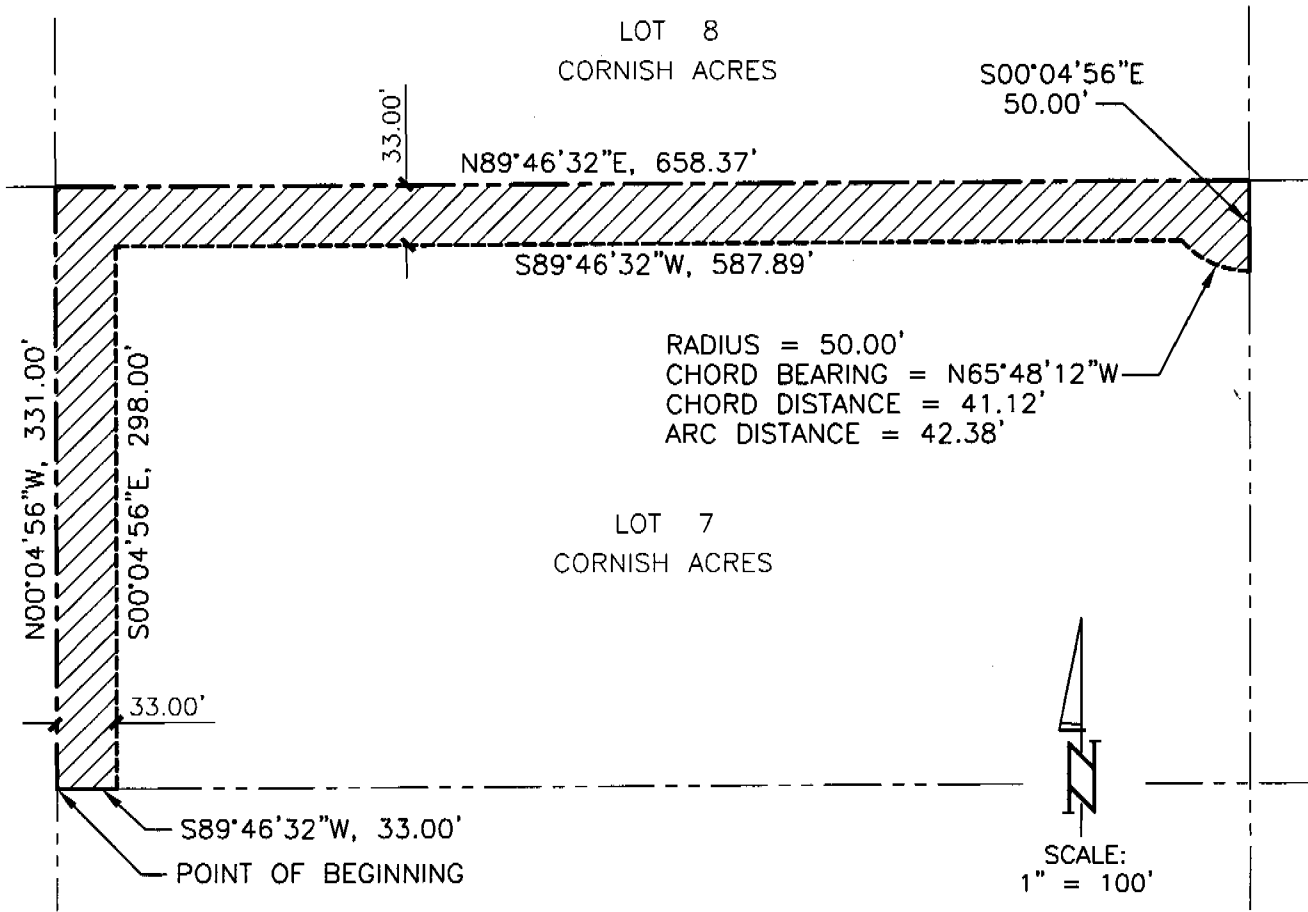
Witness my hand notarial seal on this 25 day of June 2007.



*Wanda K. Diggs*  
 \_\_\_\_\_  
 Notary Public

RETURN TO  
 ADAMS & SULLIVAN  
 1248 Golden Gate Drive, Ste. 1  
 PAPILLION, NEBRASKA 68046

2007-18871A



## LEGAL DESCRIPTION

THAT PART OF LOT 7, CORNISH ACRES, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID LOT 7;

THENCE N00°04'56"W (ASSUMED BEARING) 331.00 FEET ON THE WEST LINE OF SAID LOT 7 TO THE NW CORNER THEREOF;

THENCE N89°46'32"E 658.37 FEET ON THE NORTH LINE OF SAID LOT 7 TO THE NE CORNER THEREOF;

THENCE S00°04'56"E 50.00 FEET ON THE EAST LINE OF SAID LOT 7;

THENCE NORTHWESTERLY ON A 50.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N65°48'12"W, CHORD DISTANCE 41.12 FEET, AN ARC DISTANCE OF 42.38 FEET;

THENCE S89°46'32"W 587.89 FEET ON A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 7;

THENCE S00°04'56"E 298.00 FEET ON A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 7 TO THE SOUTH LINE THEREOF;

THENCE S89°46'32"W 33.00 FEET ON THE SOUTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

## EXHIBIT "A"

KEN TEX

TD2 FILE NO.: 1411-101-E7

DATE: MAY 16, 2005

THOMPSON, DRESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860