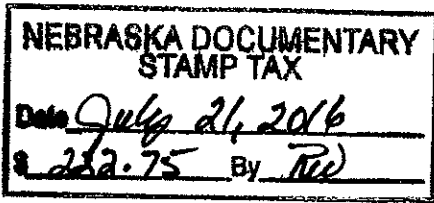


201601699



FILED
OTOE COUNTY, NE
FEE \$ 222.00

2016 JUL 21 PM 3 11

ENTERED
VERIFIED
SCANNED

Janet P. ...
REGISTER OF DEEDS

RETURN TO: Otoe County Title Company, P.O. Box 220, Nebraska City, NE 68410

JOINT TENANCY WARRANTY DEED

JOHN F. DETTMER, a single person; ANNETTE E. CHESTER and JOHN CHESTER, wife and husband; and DAVID R. DETTMER and NANCY K. DETTMER, husband and wife, Grantor, whether one or more, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to ALLEN V. DETTMER and RHONDA L. DETTMER, husband and wife, as joint tenants and not as tenants in common, Grantees, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Otoe County, Nebraska:

A tract of land in Part of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Sixteen (16), Township Eight (8) North, Range Eleven (11) East of the 6th P.M., Otoe County, Nebraska, being more particularly described as follows:
Commencing at the SW Corner of the SE¼ of the NW¼ of said Section 16; thence easterly along the South line of the SE¼ of the NW¼ N89°23'13"E 463.3 feet to the True Point of Beginning; thence leaving the said South line and continuing northerly N00°00'00"E 170.0 feet to a point; thence easterly N89°23'13"E 122.4 feet to a point; thence continuing southerly S00°00'00"E 170.0 feet to a point on the said South line of the SE¼ of the NW¼; thence westerly along the said South line S89°23'13"W 122.4 feet to the True Point of Beginning.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- 1. is lawfully seized of such real estate and that it is free from encumbrances, subject to easements, reservations, covenants and restrictions of record;
- 2. has legal power and lawful authority to convey the same;
- 3. warrants and will defend the title to the real estate against the lawful claims of all persons.

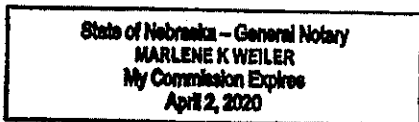
EXECUTED: July 15, 2016

John F. Dettmer
John F. Dettmer

State of NEBRASKA }
 } ss:
County of OTOE }

The foregoing instrument was acknowledged before me July 15, 2016, by John F. Dettmer, a single person.

Marlene K Weiler
Notary Public

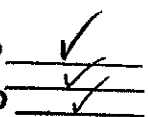


201601699

2016 MAY 20 PM 2 01

Janet Beards
REGISTER OF DEEDS

ENTERED
VERIFIED
SCANNED



Return recorded document to:
BRANDT, HORAN, HALLSTROM & STILMOCK
P.O. Box 186
Syracuse, NE 68446

PERMANENT EASEMENT

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **Syracuse Country Club, Inc.**, a Nebraska corporation, hereinafter GRANTOR, does hereby grant and create a permanent easement to **DonnaBelle E. Dettmer Revocable Trust Agreement dated June 8, 2015**, hereinafter GRANTEE. This easement is specifically granted upon the following terms and conditions:

1. A. A permanent easement granted hereunder shall run over and upon a tract of land owned by GRANTOR and described as follows:

A tract of land located in Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Eight (8) North, Range Eleven (11) East of the 6th P.M., Otoe County, Nebraska, being more particularly described as follows:

Commencing at the S.W. Corner of the SE 1/4 of the NW 1/4 of said Section 16; thence easterly along the South line of the SE 1/4 of the NW 1/4, N89°23'13"E 585.7 feet; thence leaving said line and continuing northerly N00°00'00"E 53.0 feet to a point, said point being the True Point of Beginning; thence continuing northerly N00°00'00"E 29.3 feet; thence easterly N89°23'13"E 60 feet; thence southerly S00°00'00"E 49.3 feet to a point on the North right-of-way line of 9th Street; thence westerly along the said North right-of-way line S89°23'13"W 20 feet; thence northerly N00°00'00"E 20 feet; thence westerly S89°23'13"W 40 feet to the True Point of Beginning.

The above-described easement contains 2158 square feet and is subject to all easements or rights-of-way now on record or indicated on the survey plat.

-
- B. Said easement is granted for the purpose of allowing GRANTEE access, including rights of ingress and egress, to access the garage and shed currently located in the Northeast Corner of the real estate described below for the use and benefit of GRANTEE and GRANTEE'S tenants, servants, visitors, heirs, successors, licensees, and assigns at all times hereafter, on foot or in automobiles or other vehicles of any description for all lawful purposes connected with use and enjoyment of the land and to pass and re-pass along the easement. This easement is intended to allow GRANTEE access to:

A tract of land located in Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Eight (8) North, Range Eleven (11) East of the 6th P.M., Otoe County, Nebraska, being more particularly described as follows:

Commencing at the S.W. Corner of the SE 1/4 of the NW 1/4 of said Section 16; thence easterly along the South line of the SE 1/4 of the NW 1/4 N89°23'13"E 463.3 feet to the True Point of Beginning; thence leaving the said South line and continuing northerly N00°00'00"E 170.0 feet to a point; thence easterly N89°23'13"E 122.4 feet to a point; thence continuing southerly S00°00'00"E 170.0 feet to a point on the said South line of the SE 1/4 of the NW 1/4; thence westerly along the said South line S89°23'13"W 122.4 feet to the True Point of Beginning.

2. The right of ingress and egress acquired by GRANTEE will be exercised in a reasonable manner and, as nearly as possible, in conformance with the wishes of GRANTOR.

3. This easement shall be fully binding upon all future owners of the real estate described in paragraph 1.A. above and in favor of all subsequent owners of:

A tract of land located in Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Eight (8) North, Range Eleven (11) East of the 6th P.M., Otoe County, Nebraska, being more particularly described as follows:

Commencing at the S.W. Corner of the SE 1/4 of the NW 1/4 of said Section 16; thence easterly along the South line of the SE 1/4 of the NW 1/4 N89°23'13"E 463.3 feet to the True Point of Beginning; thence leaving the said South line and continuing northerly N00°00'00"E 170.0 feet to a point; thence easterly N89°23'13"E 122.4 feet to a point; thence continuing southerly S00°00'00"E 170.0 feet to a point on the said South line of the SE 1/4 of the NW 1/4; thence westerly along the said South line S89°23'13"W 122.4 feet to the True Point of Beginning.

The above-described tract contains 0.48± acres which includes 0.09± acres of street right-of-way and is subject to all easements or rights-of-way now on record or indicated on the survey plat.

4. This easement shall run with the land and shall be binding on and enure to the benefit of the parties hereto, their heirs, successors, or assigns.

DATED this 29 day of April, 2016.

SYRACUSE COUNTRY CLUB, INC., A
Nebraska Corporation, Grantor

BY: Anthony M. Starzec
Anthony M. Starzec, President

STATE OF NEBRASKA)
)SS:
COUNTY OF OTOE)

The foregoing instrument was acknowledged before me on April 29, 2016 by Anthony M. Starzec, President of Syracuse Country Club, Inc., a Nebraska corporation, GRANTOR.

Dana Allen
Notary Public

