

**GRANT OF EASEMENT FOR INGRESS/EGRESS IN
PERPETUITY**

This Grant of Easement entered into this 11 day of November, 2025 by and between BRADLEY ALLEN KELLER and JANIE R. KELLER, husband and wife, hereinafter referred to as "Grantors"; and MARY C. MAINS, Trustee of the Mary Mains Living Trust dated July 21, 2016 and E. DOUGLAS MAINS, TRUSTEE of the Mains Family Trust dated August 24, 2016, hereinafter referred to as "Grantees", witnesseth:

WHEREAS Grantors are the owners of the following described real estate, to-wit:

Twp. 22 North, Range 55 West of the 6th P.M., Scotts Bluff Co., NE

A tract of land situated in the NE1/4SE1/4 of Section 31, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows: Beginning at the East Quarter corner of Section 31, thence southerly on the east line of Section 31, on an assumed bearing of S00°42'05"E, a distance of 457.12 feet, thence bearing S89°17'55"W, a distance of 286.21 feet, thence bearing N00°46'29"W, a distance of 443.35 feet, thence bearing N81°54'52"E, a distance of 98.50 feet, to the point of intersection with the North line of the SE1/4 of Section 31, thence bearing N88°57'42"E, on the north line of the SE1/4 of Section 31, a distance of 189.10 feet, to the Point of Beginning, containing an area of 2.98 acres, more or less.

WHEREAS Grantees are the owners of the following described real estate, to-wit:

Twp. 22 North, Range 55 West of the 6th P.M., Scotts Bluff Co., NE

Sec. 31:SE1/4 except a tract of land situated in the NE1/4SE1/4 more particularly described as follows: Beginning at the East Quarter corner of Section 31, thence southerly on the east line of Section 31, on an assumed bearing of S00°42'05"E, a distance of 457.12 feet; thence bearing S89°17'55"W, a distance of 286.21 feet, thence bearing N00°46'29"W, a distance of 443.35 feet, thence bearing N81°54'52"E, a distance of 98.50 feet, to the point of N88°57'42"E, on the north line of the SE intersection with the North line of the SE1/4 of Section 31, thence bearing of Section 31, a distance of 189.10 feet, to the Point of Beginning, containing an area of 2.98 acres, more

WHEREAS Grantors have agreed to grant to Grantees, their successors and assigns, a twenty-five (25) foot wide easement over and across the above-described real estate owned by Grantors which easement is legally described as follows:

An ingress/egress easement located in the Northeast Quarter of the Southeast (NE1/4SE1/4) of Section 31, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

A parcel of land 25 feet wide, with the sidelines being prolonged or shortened to conform with the Grantor's property lines, lying 25 feet on the right (west) side of a line described as beginning at the northeast corner of said NE1/4SE1/4, said point being the northeast corner of a tract of land described in the Scotts Bluff County deed records at Inst. #2001-06346, and said point being the POINT OF BEGINNING of this description; thence southerly on the east line of said NE1/4SE1/4 a distance of 457.12 feet, more or less, to the southeast corner of said tract of land, and the point of termination. Containing 0.26 acres, more or less, hereinafter "Easement Area." A copy of a diagrammed drawing of the Easement Area is attached hereto and by this reference incorporated herein as Exhibit "A."

NOW WITNESSETH, that pursuant to the above recitals which are incorporated by reference, and in consideration of the mutual covenants contained herein and other good and valuable consideration received by **Grantors**, receipt of which is hereby acknowledged, **Grantors** hereby shall grant to **Grantees**, their successors and assigns, the full and free right in perpetuity of ingress and egress over and through the Easement Area exclusively and solely for agricultural and hunting purposes.



Grantor shall continue to maintain the Easement Area in a condition that will allow passage thereon by motor vehicle. **Grantees** shall reimburse **Grantor** for the costs of material associated with maintaining the Easement Area.

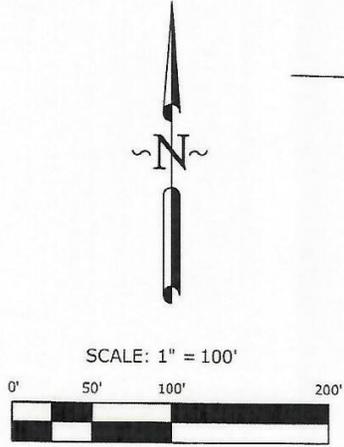
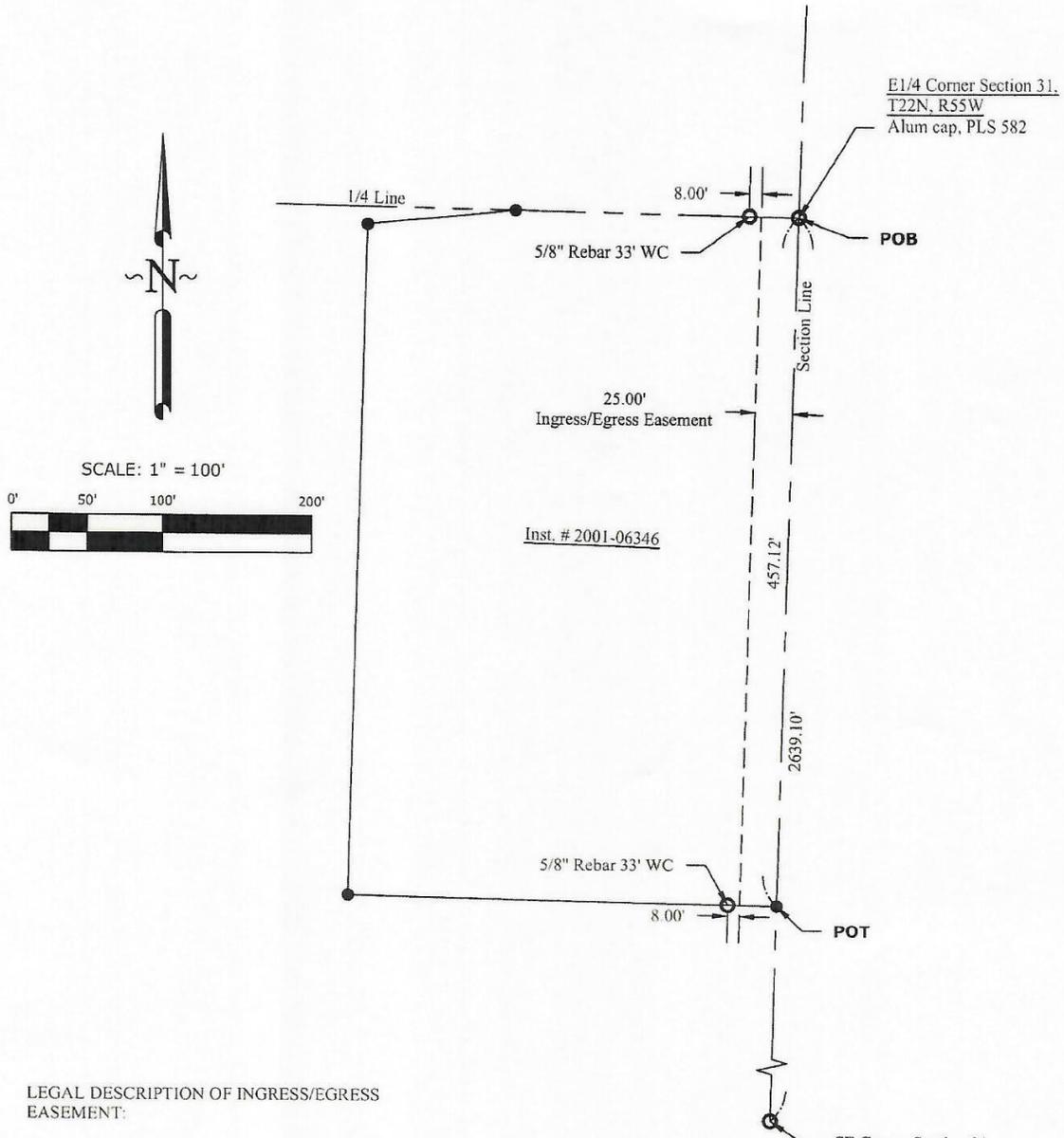
Grantees, their agents, employees, tenants, invitees, licensees and guests shall not exceed a speed of 10 miles per hour when accessing and crossing **Grantors'** above-described real estate. The parties agree that this Grant of Easement provides only for reasonable access for historic agricultural purposes and hunting purposes, and conveys no other additional right of usage, or interest in the property. This Grant of Easement shall be personal for the use of **Grantees**, their successors and assigns, and those conducting agricultural or hunting-related operations on behalf of the **Grantees** and their successors and assigns.

Grantees covenant to indemnify and save and keep harmless **Grantors** from and against any and all claims, demands, actions, causes of action, suits, judgments, executions or liability whatsoever which

may be brought, arise or come against **Grantors** by reason of the lawful use of the Easement Area by any person including by way of description but not limitation, **Grantees**, or **Grantees'** invitees, guests, employees, agents or contractors.

To have and to hold said easement or right-of-way hereby granted unto **Grantees**, their successors and assigns in perpetuity.

EXHIBIT "A"



LEGAL DESCRIPTION OF INGRESS/EGRESS EASEMENT:

An ingress/egress easement located in the Northeast Quarter of the Southeast (NE1/4SE1/4) of Section 31, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

A parcel of land 25 feet wide, with the sidelines being prolonged or shortened to conform with the Grantor's property lines, lying 25 feet on the right (west) side of a line described as beginning at the northeast corner of said NE1/4SE1/4, said point being the northeast corner of a tract of land described in the Scotts Bluff County deed records at Inst. #2001-06346, and said point being the POINT OF BEGINNING of this description; thence southerly on the east line of said NE1/4SE1/4 a distance of 457.12 feet, more or less, to the southeast corner of said tract of land, and the point of termination. Containing 0.26 acres, more or less.

LEGEND:

- Found Monument as Indicated
- Calculated Point

E1/4 Corner Section 31,
T22N, R55W
Alum cap, PLS 582

SE Corner Section 31,
T22N, R55W
Alum cap, PLS 582