



BK 1441 PG 011-013



MISC 2002 11803

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2002 MAY 21 PM 3:09

RECEIVED

STUG-1
Revised January 25, 2002

Doc.# _____

RIGHT-OF-WAY EASEMENT

WEST Dodge PLACE, LLC Owner(s)
of the real estate described as follows, and hereafter referred to as "Grantor",

Lots One (1) through Twelve (12) and Outlots A and B of West Dodge Place, a subdivision surveyed, platted, and recorded in Douglas County, Nebraska.

In consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, hereafter referred to as "District", a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

A strip of land Ten (10) feet in width as shown on Exhibit "A" attached hereto and by this reference made a part hereof.

CONDITIONS:

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, the Owner(s) have executed this instrument this 25th day of March, 2002.

OWNERS SIGNATURE(S)

WEST Dodge PLACE, LLC
by [Signature]
President

MISC

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| | | | |
|-----|-------|-------------------------|-------------------------|
| FEE | 22.00 | FB | OC-42354 |
| BKP | | C/O | COMP <u>[Signature]</u> |
| DEL | | SCAN <u>[Signature]</u> | FV |

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Right of Way 6W/EP1
444 South 16th Street Mall
Omaha, NE 68102-2247

CORPORATE ACKNOWLEDGEMENT

STATE OF NEBRASKA

COUNTY OF DOUGLAS

On this 29th day of March, 2002, before me the undersigned, a Notary Public in and for said County, personally came

TRISTAN K Anderson
President of West Dodge Place, LLC

personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.



NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared

personally to me known to be the identical person(s) and who acknowledged the execution thereof to be _____ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC



SW ¼, Section 16, T 15 N, R 11 E, County Douglas ROW RAM
Rep Wilkins Engineer Brochat Serv Req # _____ W.O.# 68529-01

Exhibit "A"

