



BK 0928 PG 634



MISC 1990 11468

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

August 1, 1988

BOOK 928 PAGE 634

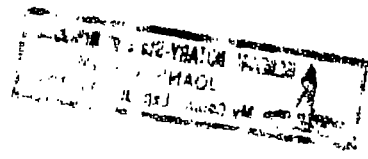
File _____
Doc. _____

RIGHT-OF-WAY EASEMENT

I, Central Investment Company, Ltd. Owner(s)
We, of the real estate described as follows, and hereafter referred to as "Grantor",
Lot Ten (10) Nelsen Industrial Park as 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 referred to as "Grantee", 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:

The North Five Feet (N5') of the East Two Hundred Forty-one Feet (E41') of the above described property.



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. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

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 parties hereto have signed their names and caused the execution of this instrument this 21st day of September, 19 88.

CENTRAL INVESTMENT COMPANY, LTD.
BY: [Signature]
ANDREW C. NELSEN, GENERAL PARTNER

Distribution Engineer RJD Date 6-25-90 Property Management JSR Date 6-19-90
Section NW 1/4 5 Township 14 North, Range 12 East
Salesman Kliver Engineer Kliver Est. # 8800849 W.O. # 9283

COMPLETE APPROPRIATE ACKNOWLEDGEMENT ON REVERSE SIDE

CORPORATE ACKNOWLEDGEMENT

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF NEBRASKA

STATE OF

COUNTY OF DOUGLAS

COUNTY OF

On this 21st day of September, 1988,
before me the undersigned, a Notary Public in and
for said County, personally came _____
Andrew C. Nelsen

On this _____ day of _____, 19____,
before me the undersigned, a Notary Public in and
for said County and State, personally appeared _____

President of Central Investment Co., Ltd.

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

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 at Omaha,
Nebraska in said County the day and year
last above written.

Witness my hand and Notarial Seal the date above
written.

Joann K. Krof

NOTARY PUBLIC

NOTARY PUBLIC



*11468
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MIC*

BK 928 N _____ C/O _____ FEE 10⁵⁰
PG 1034-635 N Comp DEL 14 MC _____
OE MIC COMP _____ F/B 61-27155

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Real Estate Division
444 South 16th Street Mall
Omaha, NE 68102-2247

RECEIVED
JUN 26 12 43 PM '90
GEORGE J. RUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE