



BK 0802 PG 168



MISC 1987 01101

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

I, Tudor Heights LTD Owner(s)
We, of the real estate described as follows, and hereafter referred to as "Grantor",

Lot Seventeen (17), Maple Heights, an addition in Douglas County, Nebraska, as surveyed, platted and recorded.

RECEIVED
1987 JAN 21 AM 11:24
GERACE J. BISHOP
REGISTRAR OF DEEDS
DOUGLAS COUNTY, NEBR.

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 to install, operate, maintain, repair, replace, and renew its electric facilities over, upon, above, along, under, in and across the following described real estate, to wit:

The West Seventeen feet (W17') of the North Twenty-two feet (N22') together with the East Twenty-three feet (E23') of the West Forty feet (W40') of the North Eight feet (N8') of the above described real estate.

BOOK 802 N 79A-278 SQ c/o FEE 10.50
PAGE 168-169 N 79A/272 FEE 10.00 MB B.C.
MISC AV COMP CS F/B 63-23680

CONDITIONS:

- (a) Where Grantee's facilities are constructed Grantees shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cables, fixtures, guys and anchors and other instrumentalities within a strip of land as indicated above, together with the right to trim or remove any trees along said line so as to provide a minimum clearance from the overhead facilities of at least Twelve feet (12').
- (b) The Grantees shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.
- (c) Where Grantee's facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change of grade elevation or any excavations shall be made therein without prior written approval of the Grantees, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (d) Where Grantee's facilities are placed adjacent to Grantor's property line, Grantor hereby grants the owner of said adjacent property, or his agent, reasonable access to Grantee's facilities.
- (e) It is further agreed that Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her its/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 16th day of April, 19 85.

Tudor Joint Venture
c/o Banco Mortgage Company

[Signature]
[Signature]

STATE OF NEBRASKA
COUNTY OF DOUGLAS

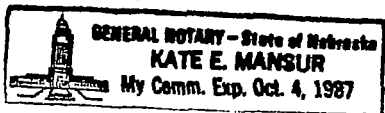
On this 16th day of April, 1985,
before me the undersigned, a Notary Public in and
for said County, personally came

ROBERT I HANCOCK
President of ROBERT HANCOCK & CO
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 10230 PACIFIC
OMAHA, NE in said County the day and year
last above written.

Kate E. Mansur
NOTARY PUBLIC

My Commission expires: 10/4/87



STATE OF
COUNTY OF

On this ___ day of _____, 19___,
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

My Commission expires: _____

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
1623 HARNEY ST. - RM. 401
OMAHA, NE 68102

Distribution Engineer _____ Date _____ Property Management _____ Date _____
Recorded in Misc. Book No. _____ at Page No. _____ on the _____ day of _____, 19____
Section _____ Township _____ North, Range _____ East
Salesman _____ Engineer Radil Est. # 2282 W.O. # 9282