

90-18349
File _____

Doc. _____

October 31, 1990

RIGHT-OF-WAY EASEMENT

I, James W. Bell Co., Inc. Owner(s)
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:

Lot Forty-five (45), Prairie Corners, as surveyed, platted and recorded in Sarpy 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:

A strip of land Ten feet (10') in width to provide for the installation of customers service.

EW
Bill
1050

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 26th day of November, 19 90.

JAMES W. BELL CO., INC.
By: [Signature]
D. J. McGivern, Secretary-Treasurer

FILED SARPY CO. NE.
INSTRUMENT NUMBER
90-18349
90 DEC 18 AM 9:57
[Signature]
REGISTER OF DEEDS

Distribution Engineer RLJ Date 12-4-90 Property Management JSR Date 11-30-90
Section SE 1/4 26 Township 14 North, Range 12 East
Salesman Hostetter Engineer Hostetter Est. # 900292701 w.o. # 7654

18349

COMPLETE APPROPRIATE ACKNOWLEDGEMENT ON REVERSE SIDE

ppp
che

CORPORATE ACKNOWLEDGEMENT

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF Iowa

STATE OF

COUNTY OF Linn

COUNTY OF

On this 26th day of November, 1990,
before me the undersigned, a Notary Public in and
for said County, personally came M. J.

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

McSwain
Secretary-Treasurer James H. Bell Co., Inc.

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.

_____ 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 at Cedar
Rapids in said County the day and year
last above written.

Witness my hand and Notarial Seal the date above
written.

Kanda Blak
NOTARY PUBLIC

NOTARY PUBLIC

