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

RECEIVED

MAR 15 12 31 PM '94

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
RIGHT-OF-WAY EASEMENT

FEE 5.50 R 110-15-12 FEB 01-60000
DEL. C/O
LEGAL PG SCAN DM #8
Doc.# #86

BKUG
November 17, 1993

Regency Retirement Residence of Omaha Owner(s)
of the real estate described as follows, and hereafter referred to as "Grantor",

That part of the East Half (E½) of Section 16, Township 15 North, Range 12, East of the 6th P.M., Douglas County, Nebraska, described as follows:
commencing at the East Quarter (E¼) corner of said Section 16; thence S00°04'07"E (assumed bearing) on the east line of said Section 16, a distance of 330.00 feet to a point on the easterly extension of the north line of Nicholas Street, thence S89°57'16"W on the north line of Nicholas Street and its easterly and westerly extension, 893.92 feet to the point of beginning; thence continuing S89°57'16"W on the westerly extension of the north line of Nicholas, 427.21 feet to the west line of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of said Section 16; thence north on the west line of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of said Section 16, a distance of 509.77 feet (measured) 510.00 feet (recorded); thence N89°56'04"E, 427.21 feet; thence south on a line 427.21 feet east of and parallel to the west line of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of said Section 16, a distance of 509.92 feet (measured), 510.00 feet (recorded) to the point of beginning. (containing 5.00 acres more or less).

NESE
NWSE

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 feet (10') in width being Five feet (5') each side of and abutting the Districts facilities as constructed, to provide for the installation of customers service.

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 Owner(s) have executed this instrument this 7th day of January, 1994.

OWNERS SIGNATURE(S)

REGENCY RETIREMENT RESIDENCE OF OMAHA

By: Allen Hager
Allen Hager, President
CORPORATE ACKNOWLEDGEMENT

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF

COUNTY OF

On this 7 day of Jan, 1994, before me the undersigned, a Notary Public in and for said County, personally came Allen Hager

President of Regency Retirement Residence of Omaha

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.

Betty J. Kucera
NOTARY PUBLIC

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



NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

Distribution Engineer RZF Date 3-4-94 Property Management _____ Date _____
Section SE 1/4 16 Township 15 North, Range 12 East
Salesman Fisher Engineer Fisher Proj. # 930283701 W.O.# M17087