

I, DODGE JOINT VENTURE Owner(s)  
We, \_\_\_\_\_ of (agent for) the real estate described as follows, and hereafter referred to as "Grantor:"

Part of the S.W. 1/4 Section 15, T15N, R12E os the 6th P.M., Douglas County, Nebraska.

in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, its successors and assigns, and the NORTHWESTERN BELL TELEPHONE COMPANY, its successors and assigns, collectively referred to as "Grantee," a permanent easement, with rights of ingress and egress thereto, to install, operate, maintain, repair, replace and renew its electric and telephone facilities over, upon, along and under the following described real estate, to wit:

Drawing on the reverse side of this document shows easement area.

CONDITIONS:

- (A) Where Grantee's facilities are constructed they shall have the right to operate, maintain, repair, replace and renew said facilities consisting of underground cable, fixtures, ~~and structures~~ 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 easement~~ of at least Ten feet (10').
- (B) After electric and telephone facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change in grade elevation or any excavations shall be made therein without prior written approval of the Grantee, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (C) The foregoing right is granted upon the express condition that the Grantees will assume liability for all damages to the above described property caused by Grantees' failure to use due care in its exercise of the granted right.
- (D) It is further agreed Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the Grantee forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

WITNESS my hand and Notarial Seal this 2nd day of October, 19 73.

ATTEST:

William A. DeWulf

DODGE JOINT VENTURE

By: PIC Realty Company, Joint Venturer

Robert J. ...

ATTEST:

William A. DeWulf

By: N.P. Dodge Company, Joint Venturer

W.P. Dodge, Jr. Exec. Vice

Grantors President

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) who signed the foregoing instrument as grantor(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 \_\_\_\_\_

STATE OF NEBRASKA

COUNTY OF DOUGLAS

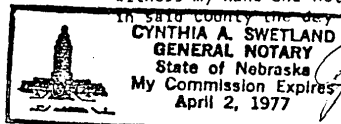
On this 2nd day of October, 19 73, before me the undersigned, a Notary Public in and for said County, personally came David J. Koester

and N.P. Dodge, Jr. Vice, President of

DODGE JOINT VENTURE, (a ~~corporation~~),

to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the Corporate Seal of said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal at Omaha, in said County the day and year last above written.



Cynthia A. Swetland  
Notary Public

My Commission expires April 2, 1977

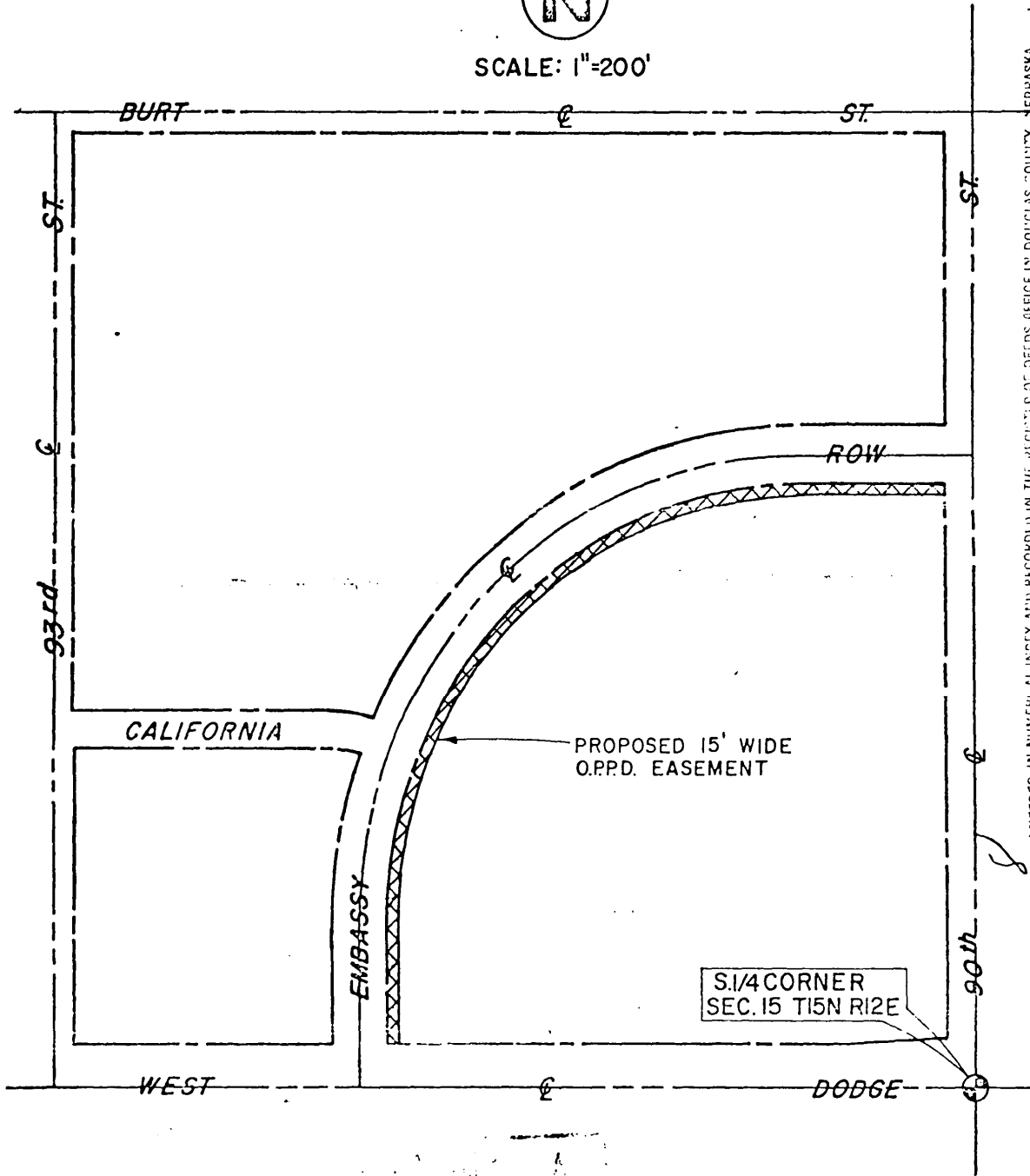
APPROVED: DR Date 10/12/73  
Distt Engr \_\_\_\_\_ Date \_\_\_\_\_  
C & S Engr \_\_\_\_\_ Date \_\_\_\_\_

Section 15 Township 15 Range 12 Saleman Mattson Dixon  
Address 90th Street & West Dodge Road

# EXHIBIT 'A'



SCALE: 1"=200'



6.25

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
 17 DAY OF Oct 23 1911 A.M. C. HARGOLD GSTLER, REGISTER OF DEEDS