



MISC 2005063994



JUN 03 2005 12:24 P 5

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/3/2005 12:24:07.17



2005063994

STUG-1
Revised February 22, 2005

Doc.# _____

RIGHT-OF-WAY EASEMENT

The Thomsen Mile LLC Owner(s) of the real estate
described as follows, and hereafter referred to as "Grantor",

Lots 158, 160, 161, 162, & 164, The Thomsen Mile West, a subdivision 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, 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:

See Exhibit "A" attached hereto for drawings of the easement areas.

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.

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 16th day of April 2005.

OWNERS SIGNATURE(S)

[Signature] Member, TM Associates LLC,
member of the Thomsen Mile
LLC.
[Signature] Member, West Maple LLC, Member
of the Thomsen LLC

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Land Rights 5E/EP2
444 South 16th Street Mall
Omaha, NE 68102-2247

Misc 27.50 OC-38396
5 _____
5 _____

COMPANY ACKNOWLEDGEMENT

STATE OF Nebraska

COUNTY OF Douglas

On this 16 day of April, 2005, before me the undersigned, a Notary Public in and for said County, personally came Trenton B Magid

of JM Associates LLC 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 a voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

Sarah K Grieb
NOTARY PUBLIC



Company
INDIVIDUAL ACKNOWLEDGEMENT

STATE OF Nebraska

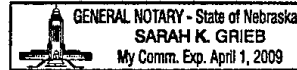
COUNTY OF Douglas

On this 16th day of April, 2005 before me the undersigned, a Notary Public in and for said County and State, personally appeared Serran M. Stuck of West Maple LLC

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

Witness my hand and Notarial Seal the date above written.

Sarah K Grieb
NOTARY PUBLIC

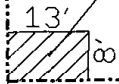


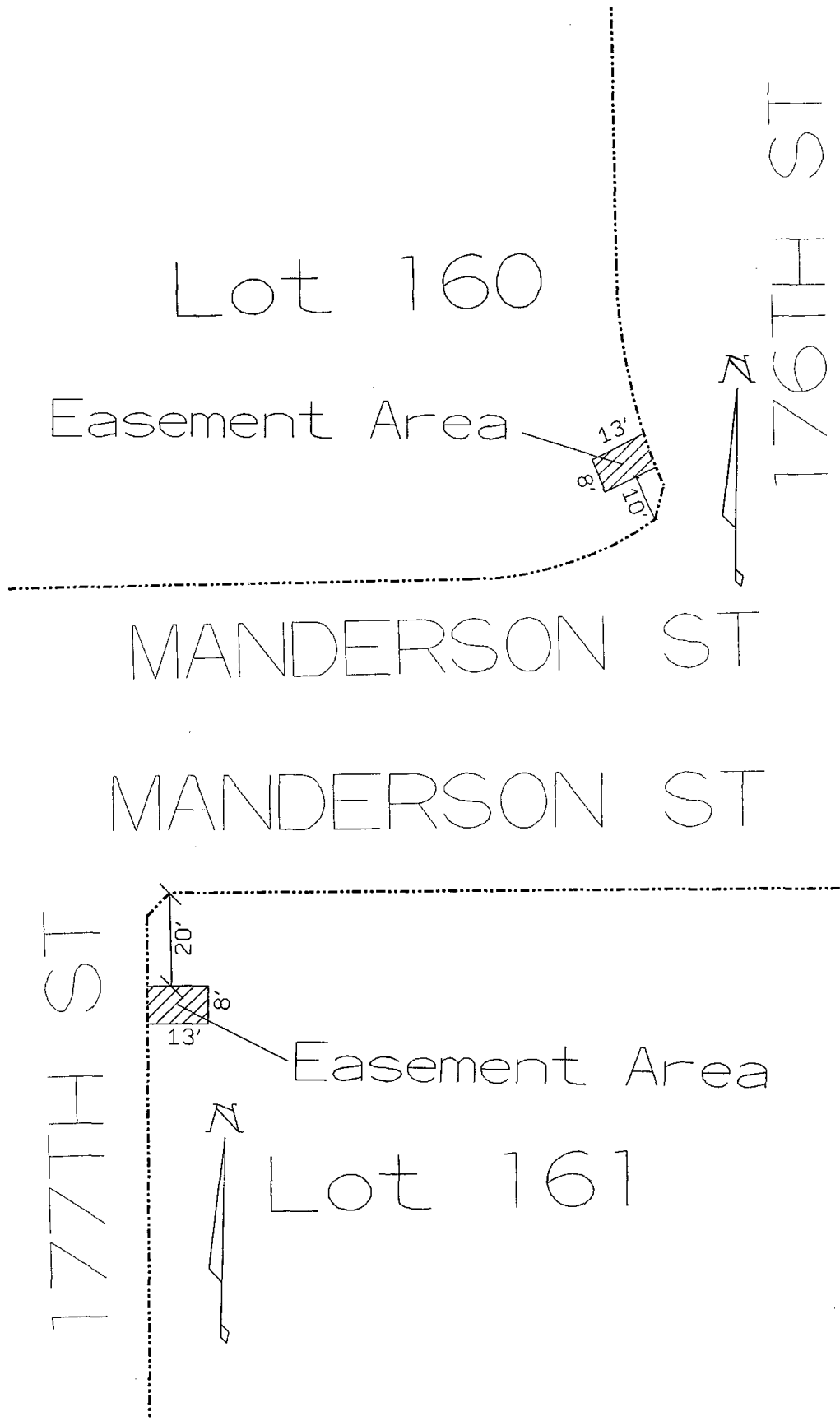
176TH ST



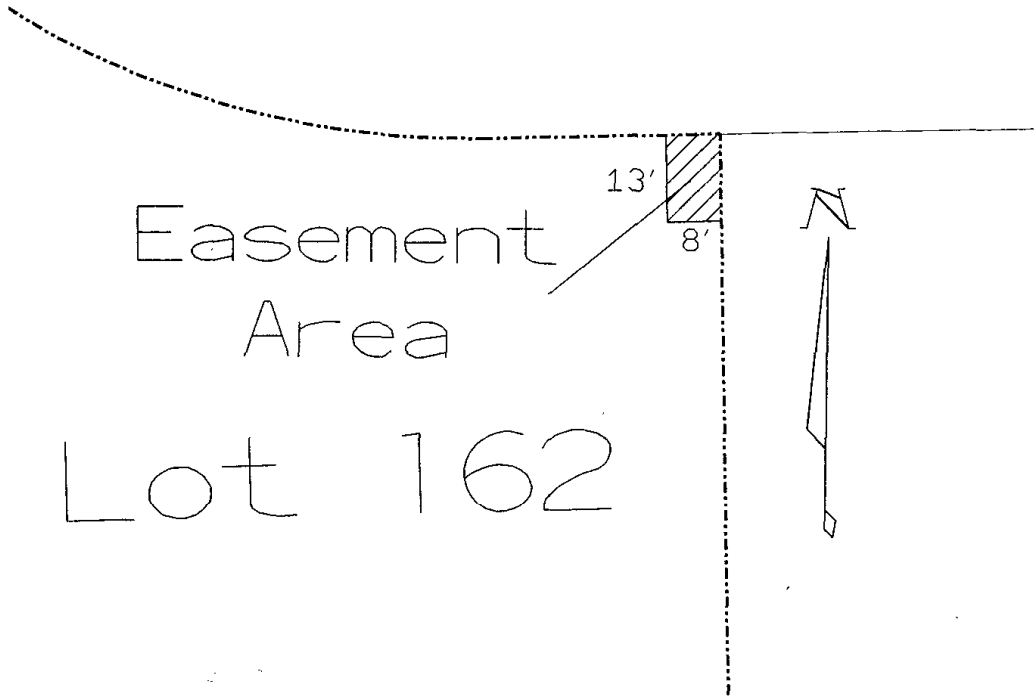
Lot 158

Easement Area





MANDERSON ST



MANDERSON ST
Easement Area

