

2235

21-16-11  
Valley 2 1/2 -  
E. P. 2064

21-16-11  
EASEMENT

235-2700  
342-8314

BOOK 512 PAGE 67

I, ROBERT C. HOLCOMBE AND ELEANORE HOLCOMBE, husband and wife Owner(s)  
of (grantor) the real estate described as follows, and hereafter referred to as "grantor":  
East One-half of the Southwest Quarter (E $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{4}$ ) of Section Twenty-one (21),  
Township Sixteen (16) North, Range Eleyen (11), East of 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  
GLENDA 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 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 poles, wires, cable, fixtures, guys and anchors 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) 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 whatsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

WITNESS my hand and Notarial Seal this 10 day of July, 1972.

ATTEST:

Robert C. Holcomb MW

ATTEST:

Grantors

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
On this 10 day of July, 1972, before me the undersigned, a Notary Public in and for said County and State, personally appeared

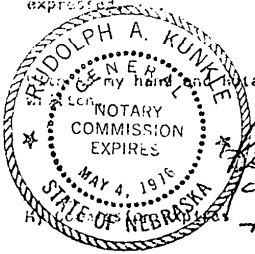
Robert C. Holcomb and Eleanore Holcombe,  
husband and wife,  
personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be \_\_\_\_\_ voluntary act and deed for the purpose therein expressed.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the undersigned, a Notary Public in and for said County, personally came \_\_\_\_\_

\_\_\_\_\_, President of \_\_\_\_\_, (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 the date above

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

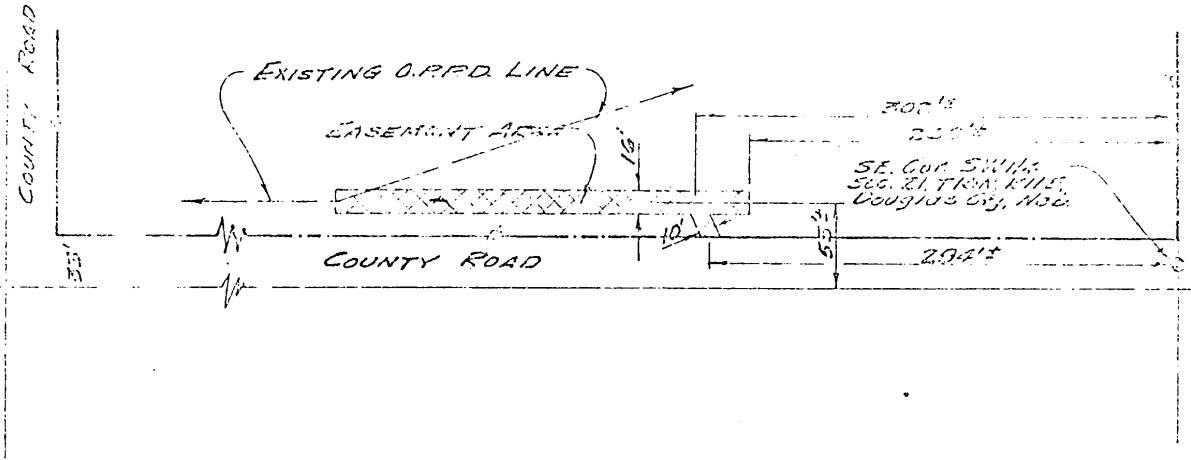


Fredolph A. Kunkle  
Notary Public  
May 4, 1976

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Salesman \_\_\_\_\_ Engineer \_\_\_\_\_  
C & S Engr \_\_\_\_\_ Date \_\_\_\_\_ Address \_\_\_\_\_



RECORDED

JUL 15 1940

CLERK OF DEEDS  
DOUGLAS COUNTY, MO.

*S. Mue*

THE STATE OF NEBRASKA }  
Douglas County

Entered in Numerical Index and for record in the office of the Register of Deeds of said County and recorded in Book 512 of Maps Page 67

*E. Harold Oster*

Register of Deeds

By \_\_\_\_\_

Deputy

MAIL

*21-16-110*

N

Compared \_\_\_\_\_

Fee

*2.25 P. 9.*