

EASEMENT

I, HARMAN APPLIANCE SALES, INC. -1 Owner(s)

of (agent for) the real estate described as follows, and hereafter referred to as "Grantor":
That part of Lot 1, Block 11, Meadow Lane Park, a subdivision in Douglas County, Nebraska, more particularly described as follows: Beginning at a point which is N0°52'40"E, 329.34 feet, and S89°20'40"E, 832.68 feet from the Southwest corner of said Lot 1; thence continuing S89°20'40"E, 220.71 feet; thence S0°39'20"W, 197.36 feet; thence N89°20'40"W, 220.71 feet; thence N0°39'20"E, 197.36 feet to the point of beginning.

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 thereat, 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:

See sketch on the reverse side of this document for location of 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 whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

WITNESSED my hand and Notarial Seal this 17th day of May, 19 73.

ATTEST: HARMAN APPLIANCE SALES, INC.
C. D. Harman, President

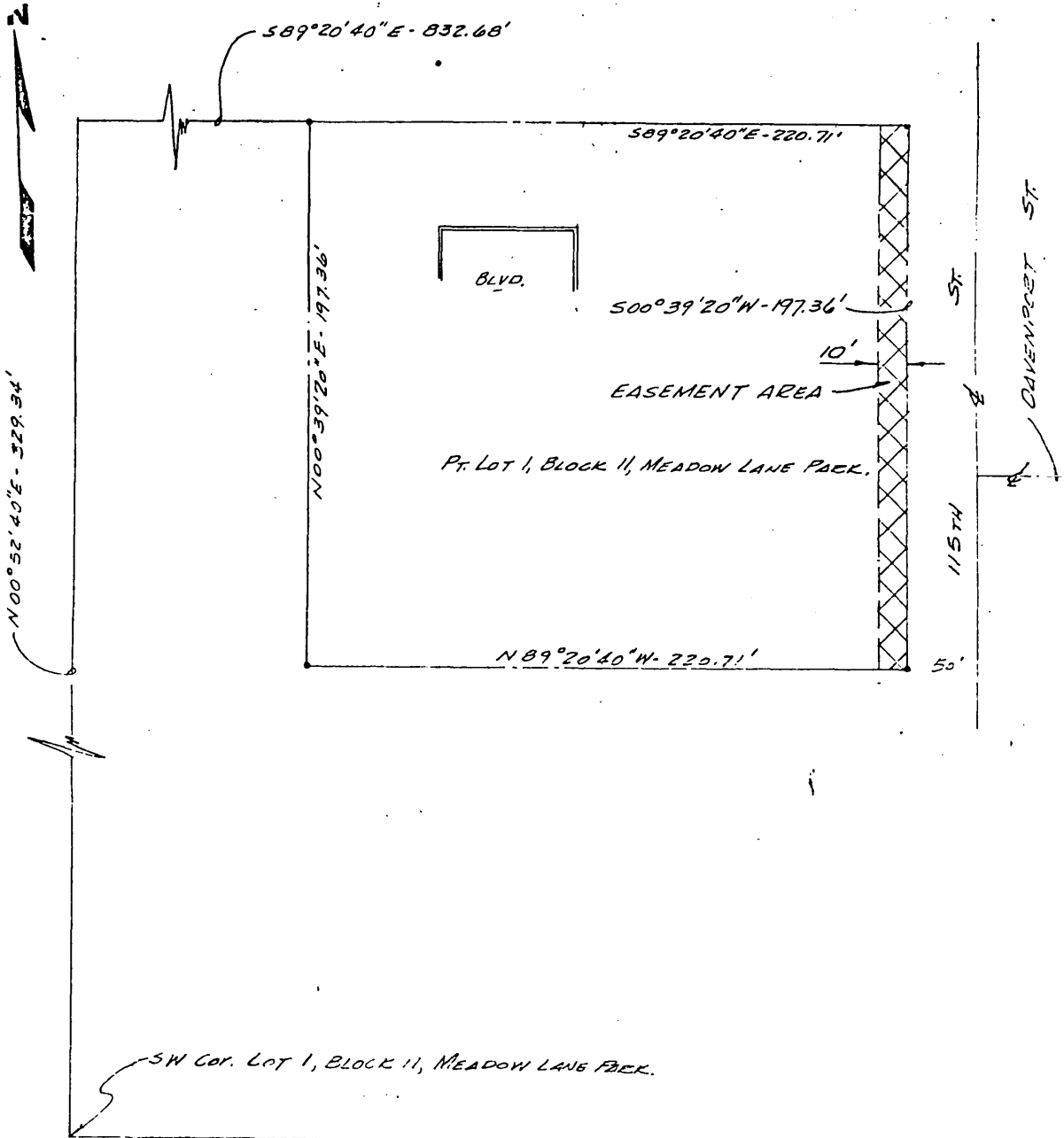
ATTEST: Michael J. Hopkins, Secretary
Grantors

STATE OF _____ STATE OF Nebraska
COUNTY OF _____ COUNTY OF Douglas
On this _____ day of _____, 19 _____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____
On this 17th day of May, 19 73, before me the undersigned, a Notary Public in and for said County, personally came _____

_____ C. D. Harman, President of
Harman Appliance Sales, Inc. (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 an officer and the voluntary act and deed of said corporation and that the Corporate Seal of said corporation was thereon affixed by its authority.

Witness my hand and Notarial Seal the date above written. _____
Witness my hand and Notarial Seal the day and date above written. _____

Notary Public _____ My Commission expires _____
My Commission expires Sept 10, 1974



By _____ Deputy

MAIL Deputy 11-23 Planning

N J.P. Wiggan

69-7308 G.P.N.:H.G.

Compared Fee 6.75

THE STATE OF NEBRASKA } ss.

Douglas County }

Entered in Numerical Index and filed
for Record in the office of the Register of
Deeds of said County and recorded in
Book 682 of Ward
Page 357

E. Harold Oster
Register of Deeds

RECEIVED

1973 MAY 21 AM 8 47

C. HARRIS, REGISTER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Handwritten signature