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FILED SARPY CO. NE.
INSTRUMENT NUMBER
2009-03869
2009 FEB 13 P 2:12 P
Shawn J. Dowd
REGISTER OF DEEDS

January 23, 2009

Doc.# 3.006 04(291)

JOINT UTILITY EASEMENT

Duane J. Dowd and Frances Dee Dowd, husband and wife, Grand Prix, Inc., a Nebraska corporation, Duane J. Dowd, Trustee, Lawrence W. Dowd and Jo Ann Dowd, husband and wife, Jeffrey B. Farnham and Mary L. Farnham, husband and wife, and Michael A. Huber and Catherine M. Huber, husband and wife, Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

Lots One, Two, Four, Five, Six, Seven, Nine, Ten, Eleven (1,2,4,5,6,7,9,10,11), Meridian Marketplace, an Addition as surveyed, platted and recorded in Sarpy 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, Qwest Communications, and any other company which has been granted a franchise to provide a cable television system in the area to be subdivided (collectively the "Utilities"), their successors and assigns, subject to matters of record, a permanent utility easement to erect, operate, maintain, repair, and renew underground wires, cables, conduits and other related facilities, and to extend thereunder wires or cables for the carrying and transmission of electrical current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over through, under and across the following described real estate, to wit:

(See attached exhibit for sketch of easement areas.)

The Grantor hereby grants to said Utilities, their 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.

This Joint Utility Easement is granted on the express condition that all wires, cables, conduits and other related facilities shall be underground. No overhead wires, cables, or poles shall be allowed in the easement areas. Switch boxes are permitted above ground.

No permanent buildings or retaining walls shall be placed in the easement area, but the same may be used for gardens, shrubs, landscaping, parking lots and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein.

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 Utilities forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

Utilities and their successors shall indemnify and hold Grantor and its successors harmless from and against any and all liabilities, damage, losses, claims, costs, and other expenses which Grantor or its successors may sustain or incur in connection with the use or maintenance of the easement by Utilities or their employees or contractors.

IN WITNESS WHEREOF, the Owners(s) have executed this instrument this 4th day of February, 2009.

RS RETURN TO:
OMAHA PUBLIC POWER DISTRICT
7/8 Land Rights 5E/EP2
444 South 16th Street Mall
Omaha, NE 68102-2247

OWNER'S SIGNATURES

Duane J. Dowd
Duane J. Dowd

Frances Dee Dowd
Frances Dee Dowd

GRAND PRIX, INC., a Nebraska Corporation

By: Duane J. Dowd
Duane J. Dowd, President

Duane J. Dowd Trustee
Duane J. Dowd, Trustee

Lawrence W. Dowd
Lawrence W. Dowd

Ann Dowd
Ann Dowd

Jeffrey B. Farnham
Jeffrey B. Farnham

Mary L. Farnham
Mary L. Farnham

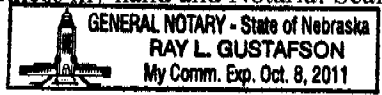
Michael A. Huber
Michael A. Huber

Catherine M. Huber
Catherine M. Huber

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 5th day of February, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared Duane J. Dowd and Frances Dee Dowd, husband and wife, personally to me known to be the identical persons and who acknowledged the execution thereof to be their voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

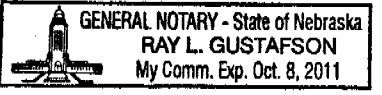


Ray L. Gustafson
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 5th day of February, 2009, before me the undersigned, a Notary Public in and for said County, personally came Duane J. Dowd, President of Grand Prix, Inc., a Nebraska corporation, 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.

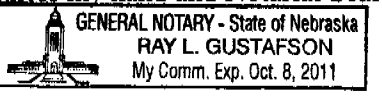


Ray L. Gustafson
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 5th day of February, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared Duane J. Dowd, Trustee, personally to me known to be the identical person(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.

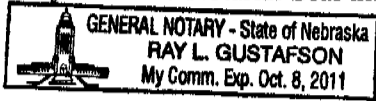


Ray L. Gustafson
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 6th day of February, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared Lawrence W. Dowd and Jo Ann Dowd, husband and wife, personally to me known to be the identical persons and who acknowledged the execution thereof to be their voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

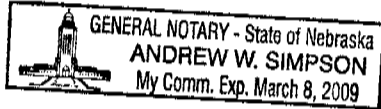


Ray L. Gustafson
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 4th day of February, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey B. Farnham and Mary L. Farnham, husband and wife, personally to me known to be the identical persons and who acknowledged the execution thereof to be their voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

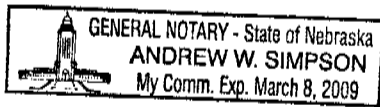


Andrew W. Simpson
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

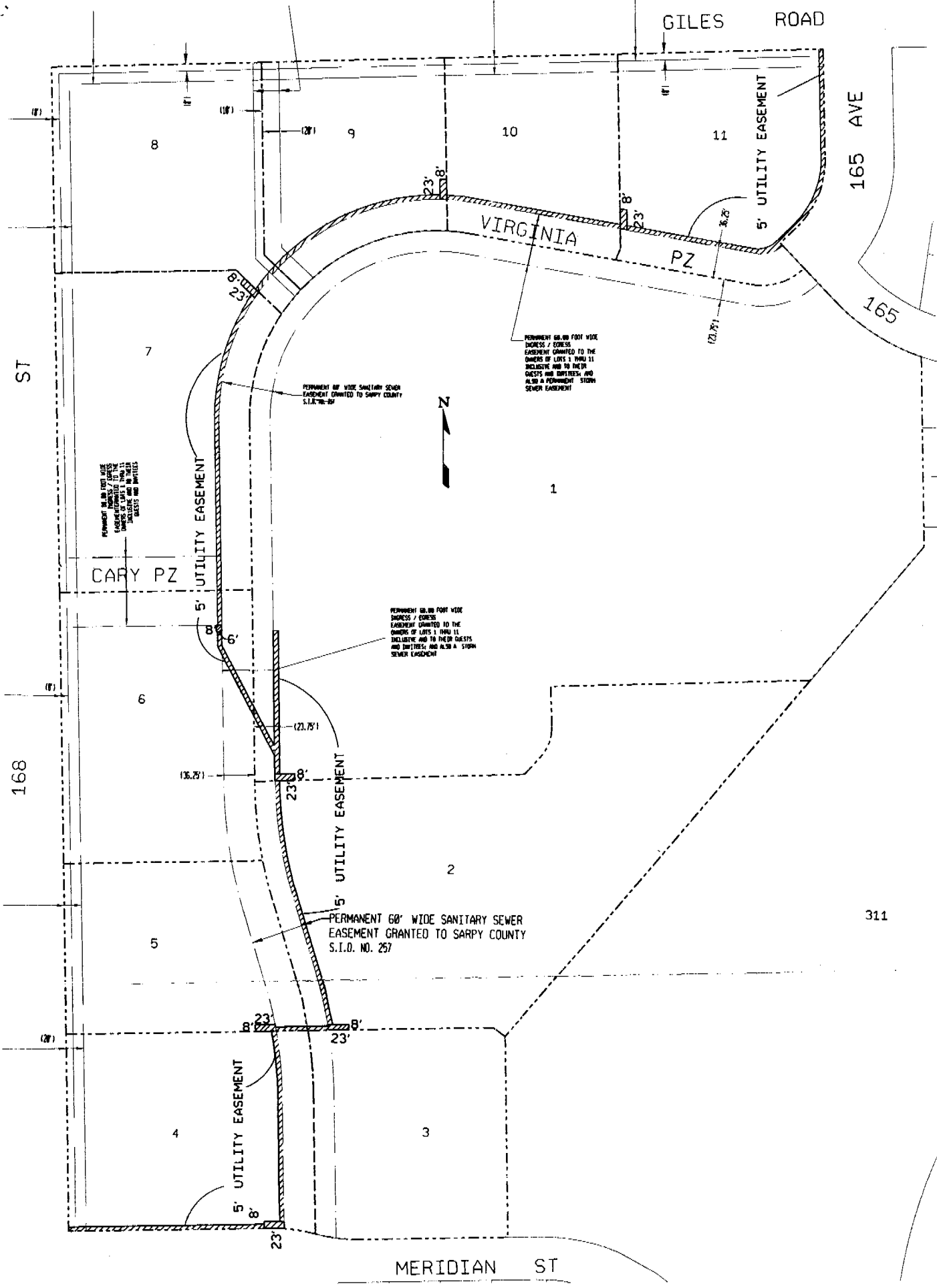
On this 4th day of February, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared Michael A. Huber and Catherine M. Huber, husband and wife, personally to me known to be the identical persons and who acknowledged the execution thereof to be their voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.



Andrew W. Simpson
Notary Public

2009-03869 C



PERMANENT 60" WIDE
 SANITARY SEWER
 EASEMENT GRANTED TO
 SARPY COUNTY S.I.D. NO. 257
 INCLUSIVE AND TO THEIR
 GUESTS AND INTERESTS AND
 ALSO A PERMANENT STORM
 SEWER EASEMENT

PERMANENT 60" WIDE
 SANITARY SEWER
 EASEMENT GRANTED TO SARPY COUNTY
 S.I.D. NO. 257

PERMANENT 60" WIDE
 SANITARY SEWER
 EASEMENT GRANTED TO THE
 OWNERS OF LOTS 1 THRU 11
 INCLUSIVE AND TO THEIR
 GUESTS AND INTERESTS AND
 ALSO A PERMANENT STORM
 SEWER EASEMENT

PERMANENT 60" WIDE
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 EASEMENT GRANTED TO THE
 OWNERS OF LOTS 1 THRU 11
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PERMANENT 60" WIDE SANITARY SEWER
 EASEMENT GRANTED TO SARPY COUNTY
 S.I.D. NO. 257

165 ST

168 ST

MERIDIAN ST

GILES ROAD

165 AVE

165

311