

CPFD Form No. 9-71-1

EASEMENT

Perkins
7 am Jan
BOOK 506 PAGE 191
Distribution

I, John J. O'Brien Owner (S)
of ~~XXXXXX~~ the real estate described as follows, and hereafter referred to as "Grantor":

See Legal Description on Reverse Side.

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:

Within the easement area shown on the reverse side.

CONDITIONS:

- (A) Where Grantee's facilities are constructed they shall have the right to install, operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cable, fixtures, guys and anchors within a strip of land 24 feet in width, 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, 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 20th day of December, 19 71.

ATTEST:

John J. O'Brien
John J. O'Brien

ATTEST:

Grantors

STATE OF Illinois)
COUNTY OF Cook) ss

STATE OF _____)
COUNTY OF _____) ss

On this 20th day of December, 19 71, before me the undersigned, a Notary Public in and for said County and State, personally appeared John J. O'Brien

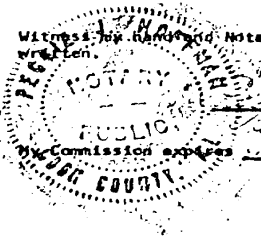
On this _____ day of _____, 19 _____, before me the undersigned, a Notary Public in and for said County, personally came _____

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.

_____, 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 written.

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

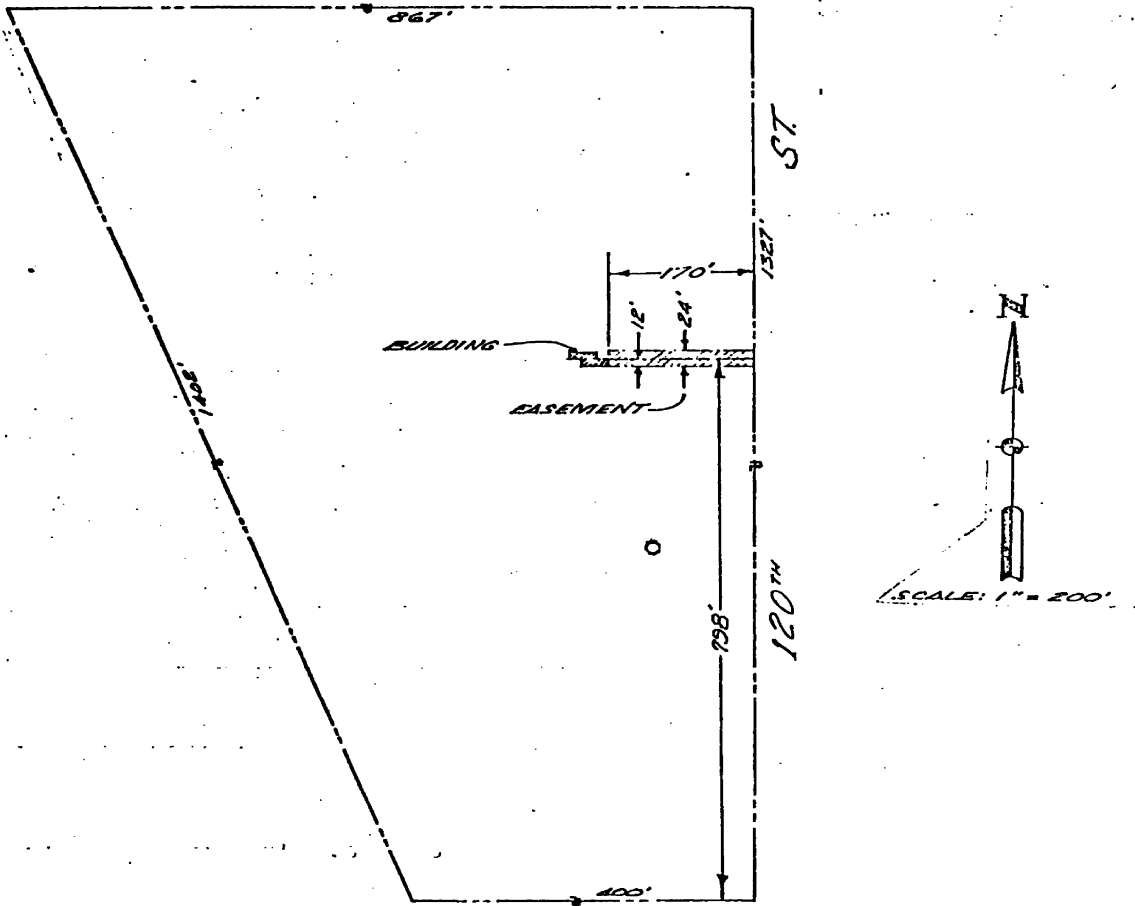


[Signature]
Notary Public
My Commission expires 8-26-72

Notary Public
My Commission expires _____

BOOK 506 PAGE 192

EXHIBIT "A"



LEGAL DESCRIPTION

All that part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6 T15N R12E of the 6th P.M., Douglas County, Nebraska lying East of the Big Papillion Drainage Ditch described as follows: Beginning at the East $\frac{1}{4}$ corner of the said Section 6; thence S $89^{\circ} 39' 30''$ West on the South line of said Southeast $\frac{1}{4}$, 533.00 feet to the centerline of said Big Papillion Drainage Ditch; thence N $19^{\circ} 21' 39''$ W on the centerline of said Big Papillion Drainage Ditch, 1402.81 feet to a point on the North line of said Southeast $\frac{1}{4}$; thence N $89^{\circ} 36' 15''$ E on the North line of said Southeast $\frac{1}{4}$ 1000.00 feet to the Northeast corner of said Southeast $\frac{1}{4}$; thence S $0^{\circ} 05' 0''$ W on the East line of said Southeast $\frac{1}{4}$, 1327.21 feet to the point of beginning. (Containing 23.347 acres more or less).

5
 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 DAY OF January 1972 AT 11:40 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS