



BK 0839 PG 161



MISC 1988 01922

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

12-29-87

BOOK 839 PAGE 161

File _____
Doc. _____

RIGHT-OF-WAY EASEMENT

I, J-B LIMITED, A NEBRASKA PARTNERSHIP Owner(s)
we, of the real estate described as follows, and hereafter referred to as "Grantor",

All of Lot 1, PIONEER HILLS, together with that part of Lot 2, PIONEER HILLS, as platted and recorded, Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of said Lot 1, thence Easterly 95.73 feet along a projection of the North line of Lot 1, thence South 200.00 feet to the North R.O.W. line of "Y" Street, thence Westerly along the North R.O.W. line of "Y" Street for 95.73 feet to the Southeast corner of said Lot 1, thence North along the East line of Lot 1 for 200.00 feet to the point of beginning.

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 referred to as "Grantee", 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 the reverse side hereof for sketch of easement area.

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. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

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 parties hereto have signed their names and caused the execution of this instrument this 5 day of January, 19 88.

x Herbert D. Beard
x Bill Joubert

Distribution Engineer RJA Date 1-25-88 Property Management JH Date 1-21-88
Section NW 1/2 12 Township 14 North, Range 11 East
Salesman Rosales Engineer Rosales Est. # 8702923 W.O. # 8962

COMPLETE APPROPRIATE ACKNOWLEDGEMENT ON REVERSE SIDE

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CORPORATE ACKNOWLEDGEMENT

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 _____
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.

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

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 5 day of JANUARY, 1988,
before me the undersigned, a Notary Public in and
for said County and State, personally appeared
BILL JORDAN & HELEN BEARD.

personally to me known to be the identical person(s)
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.

GENERAL NOTARY - State of Nebraska
ROGER LINDSEY
My Comm. Exp. Mar. 25, 1988

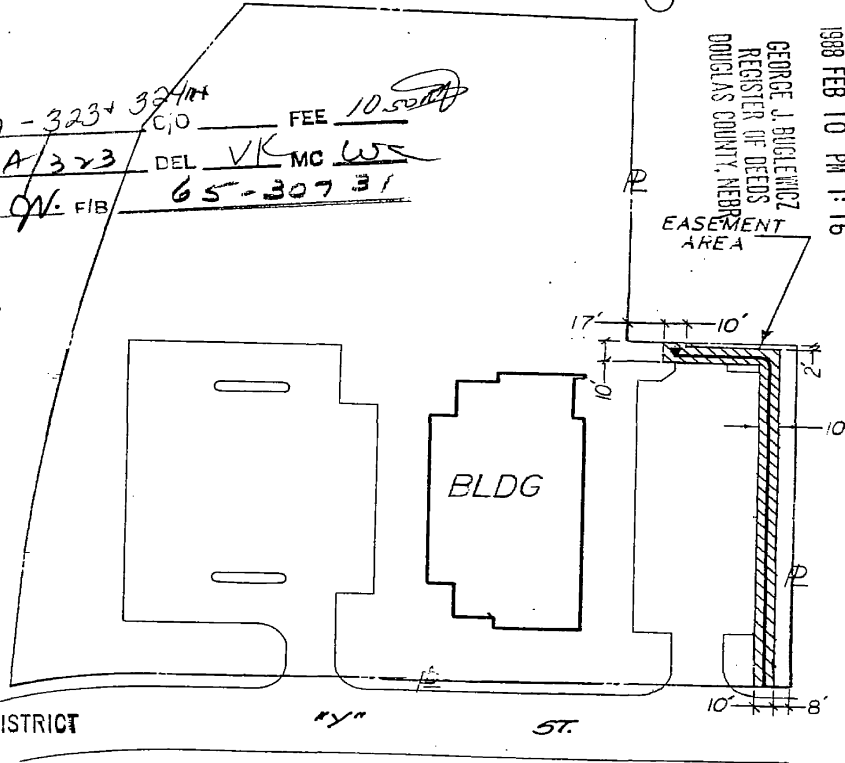
Roger Lindsey
NOTARY PUBLIC



839 80A-323+ 32/100 FEE 10.50
161-162 80A/323 DEL VK MC W
OF TWC & COMP QV. FIB 65-307 31

1987
1988

144TH ST. (HWY 50)



RECEIVED
1988 FEB 10 PM 1:16
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
1622 HARNEY ST. - RM. 401
OMAHA, NE 68102