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R.O.W. # 19685

U S WEST COMMUNICATIONS, INC.
-EASEMENT-
(BURIED AND UNDERGROUND FACILITIES)

THE UNDERSIGNED OWNER(S) OF AN INTEREST IN THE REAL ESTATE DESCRIBED BELOW (HEREINAFTER CALLED "OWNER") HEREBY GRANT(S) AND CONVEY(S) TO U S WEST COMMUNICATIONS, INC., A COLORADO CORPORATION, WHOSE ADDRESS IS 910 NORTH 43RD AVENUE, OMAHA, NEBRASKA, ITS ASSOCIATED AND ALLIED COMPANIES, ITS AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, LESSEES AND AGENTS (HEREINAFTER CALLED "COMPANY"), IN CONSIDERATION OF THE SUM OF TEN AND 00/100

DOLLARS (\$ 10.00) RECEIVED FROM THE COMPANY AND OF THE AGREEMENTS STATED BELOW, A RIGHT-OF-WAY AND EASEMENT TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, REPLACE, AND REMOVE SUCH COMMUNICATIONS SYSTEMS AS THE COMPANY MAY FROM TIME TO TIME REQUIRE. SAID COMMUNICATIONS SYSTEMS MAY CONSIST OF BURIED CABLES, CONDUIT, AND MANHOLES, WHICH WILL BE INSTALLED, MAINTAINED, REINFORCED, OR REMOVED AS THE COMPANY MAY DEEM NECESSARY FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN GRANTED, INCLUDING RIGHTS OF INGRESS AND EGRESS, UPON, UNDER, ACROSS, OVER AND THROUGH THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE COUNTY OF DOUGLAS STATE OF NEBRASKA. MORE SPECIFICALLY DESCRIBED AS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

RECEIVED
 AUG 15 2 20 PM '94
 GEORGE J. RUBLEWICZ
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NE

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 8/15/94

THE COMPANY AGREES TO INSTALL ALL FACILITIES DESIGNED FOR UNDERGROUND INSTALLATION AT SUFFICIENT DEPTH SO AS TO NOT INTERFERE WITH OWNER'S PRESENT NORMAL USAGE OF THE LAND, AND TO PAY FOR ALL DAMAGE TO OWNER'S PROPERTY ARISING FROM THE COMPANY'S EXERCISE OF THE RIGHTS HEREIN GRANTED.

ANY CLAIM, CONTROVERSY OR DISPUTE ARISING OUT OF THIS AGREEMENT SHALL BE SETTLED BY ARBITRATION IN ACCORDANCE WITH THE APPLICABLE RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF. THE ARBITRATION SHALL BE CONDUCTED IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

SIGNED THIS 8th DAY OF August, 1994.

L.C. ENTERPRISES, INC., a Nebraska corporation

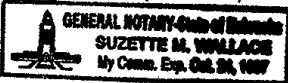
By: Gregory A. Mahloch, President

MIA FINANCIAL CORP., a Texas corporation

By: John M. Kenny, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 5th day of August, 1994, by Gregory A. Mahloch, President of L.C. Enterprises, Inc., a Nebraska corporation, on behalf of said corporation.



Suzette M. Wallace
Notary Public

STATE OF Texas)
) ss.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me, a Notary Public, this 8th day of August, 1994, by John M. Kenny, President of MIA Financial Corp., a Texas corporation, on behalf of said corporation.



Stephanie Kardell
Notary Public

RETURN TO: PAM QUINN
USWEST
910N 43RD AVE
OMAHA, NE 68131

EXHIBIT "A"

AN EASEMENT, 10.00 FEET IN WIDTH ON:
THE EASTERLY 255.41 FEET OF THE WESTERLY 948.41 FEET OF THE
NORTHERLY 300 FEET OF THE SOUTHERLY 350 FEET OF THE NW 1/4 OF THE
NW 1/4 OF SECTION 24, T-15-N, R-12-E OF THE 6TH P.M., DOUGLAS
COUNTY, NEBRASKA. HEREIN AFTER REFERRED TO AS THE "PARCEL".

THE 10.00 FOOT WIDE EASEMENT ON THE "PARCEL" IS DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF THE "PARCEL", THENCE
EASTERLY ALONG THE NORTHERLY LINE OF THE "PARCEL" 98 FEET MORE OR
LESS TO THE POINT OF BEGINNING; THENCE SOUTHERLY AND EASTERLY A
DISTANCE OF 106 FEET MORE OR LESS TO A POINT, SAID POINT BEING
109 FEET MORE OR LESS EAST OF THE WESTERLY LINE AND 105 FEET MORE
OR LESS SOUTH OF THE NORTHERLY LINE OF THE "PARCEL"; THENCE
EASTERLY PARALLEL TO THE NORTHERLY LINE OF THE "PARCEL" A
DISTANCE OF 146 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE
OF THE PARCEL AND THE TERMINATION OF THE EASEMENT.

10.50