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By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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EASEMENT AND RIGHT-OF-WAY

THIS INDENTURE, made this 18 day of August, 1999, between TED GRACE DEVELOPMENT, L.L.C., a Nebraska Limited Liability Corporation, ("Grantor"), and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal Corporation, ("Grantee"),

WITNESS:

That Grantor, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Metropolitan Utilities District of Omaha, its successors and assigns, an easement and right-of-way to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of gas and all appurtenances thereto, together with the right of ingress and egress on, over, under and through lands described as follows:

PERMANENT EASEMENT

A tract of land in Altech Business Park, a subdivision, as surveyed, platted, and recorded in Douglas County, Nebraska, and being described as follows:

The northerly one hundred feet (100') of the westerly thirty feet (30') of Lot 9.

This permanent easement contains 0.069 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said Easement and Right-of-Way to Grantee, Metropolitan Utilities District of Omaha, its successors and assigns.

1. The Grantor and its successors and assigns shall not at any time erect, construct or place on or below the surface of the easement tract any building or structure, except pavement and similar covering, and shall not permit anyone else to do so.
2. The Grantee shall restore the surface of any soil excavated for any purpose hereunder, as nearly as is reasonably possible to its original contour within a reasonable time after the work is performed.
3. Nothing herein shall be construed to waive any right of Grantor or duty and power of Grantee respecting the ownership, use, operations, extensions and connections to any pipeline constructed and maintained hereunder.
4. The Grantor is a lawful possessor of this real estate; has good right and lawful authority to make such conveyance; and Grantor and its successors and assigns shall warrant and defend this conveyance and shall indemnify and hold harmless Grantee forever against claims of all persons asserting any right, title or interest prior to or contrary to this conveyance.

*Return to: TJ Seiser
 Mfg Law Dept
 1723 Arney St
 Omaha
 68102-1960*

5. The person executing this instrument represents that he has authority to execute it on behalf of the corporation.

IN WITNESS WHEREOF, Grantor executes this Easement and Right-of-Way to be signed on the above date.

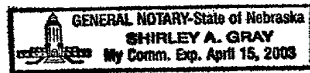
TED GRACE DEVELOPMENT, L.L.C.,
a Nebraska Limited Liability Corporation,
Grantor

By: Ted V. Grace
Ted V. Grace, Manager

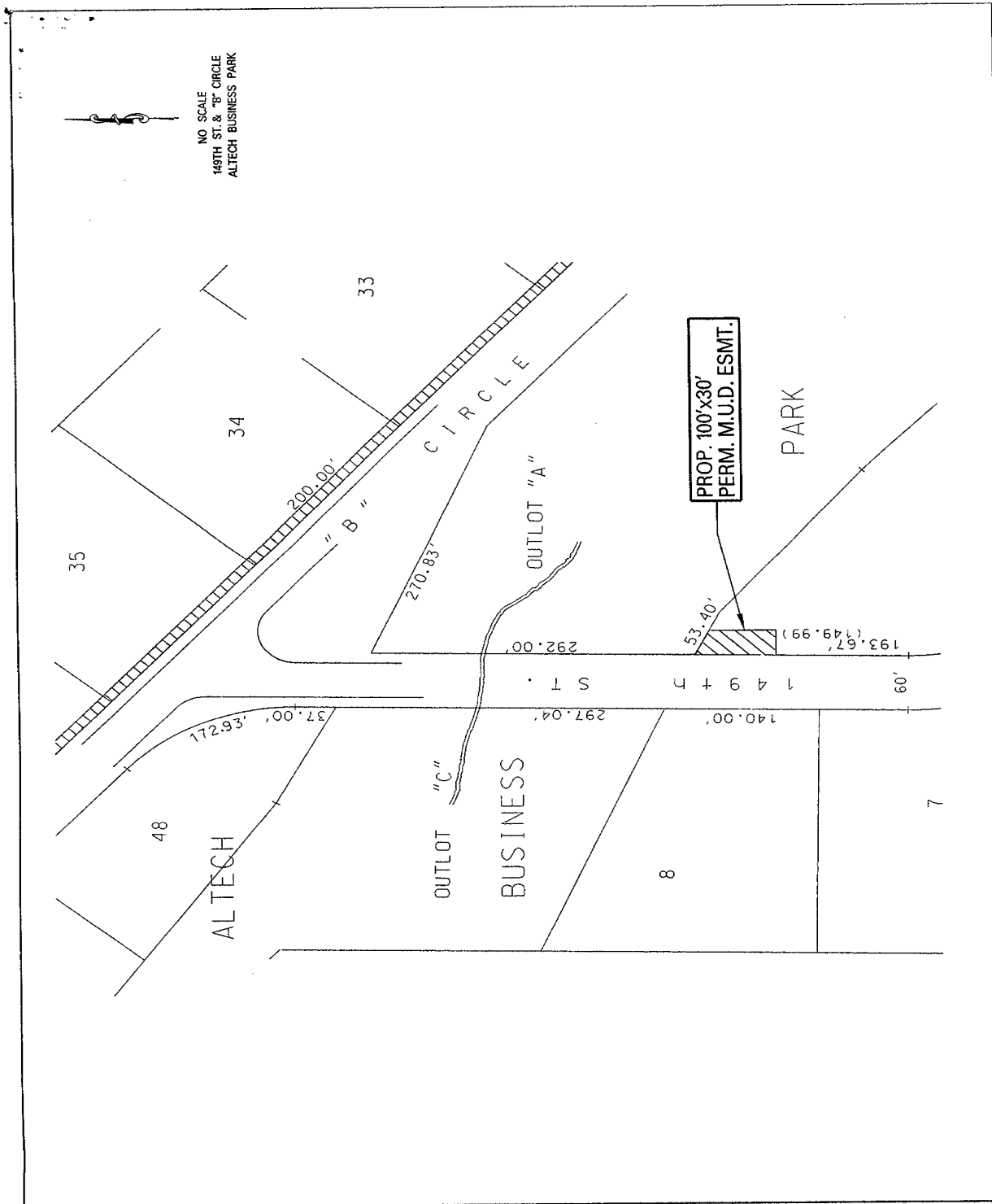
ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on August 12, 1999,
by Ted V. Grace, Manager of Ted Grace Development, L.L.C., a Nebraska Limited
Liability Corporation, on behalf of the limited liability corporation.



Shirley A. Gray
Notary Public



METROPOLITAN UTILITIES DISTRICT OMAHA, NEBRASKA	
EASEMENT ACQUISITION	
FOR	G.R.M. 11450
LAND OWNER TED GRACE DEVELOPMENT, LLC 14921 INDUSTRIAL RD. OMAHA, NE 68144	
TOTAL ACRE PERMANENT	0.069 ±
LEGEND PERMANENT EASEMENT	
PAGE 1	OF 1
DRAWN BY	LJ
DATE	7-29-09
CHECKED BY	LJ
DATE	7-29-09
APPROVED BY	
DATE	
REVISED BY	
DATE	
REV. CHK'D. BY	
DATE	
REV. APPROV. BY	
DATE	