

3/91

UPPD Form No. 1-75-1
Rev. 3/80

BOOK 652 PAGE 136

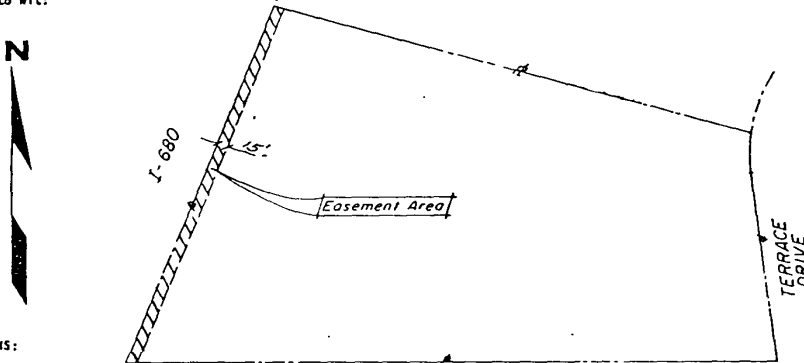
Distribution

RIGHT-OF-WAY EASEMENT

1. EASTERN NEBRASKA BAPTIST ASSOCIATION 0 ner(s)
 We, of the real estate described as follows, and hereafter referred to as "Grantor",

Part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$, NE $\frac{1}{4}$) of Section Four (4), Township Fifteen (15) North, Range Twelve (12), East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Lot Seven (7), Block Thirty-nine (39) Maple Village (6th Platting); thence S89° 40' W along the North line of said Lot Seven (7) extended to the West, a distance of Five Hundred Eighty-one and Sixty-five hundredths feet (581.65'); thence N20° 02' 25" E, a distance of Three Hundred Eighty-two and Twenty-eight hundredths feet (382.28'); thence S75° 53' 05" E, a distance of Four Hundred Forty-three and Seventy-seven hundredths feet (443.77') to a point on the Westerly curved right-of-way line of Terrace Drive; thence Southerly along said Westerly curved right-of-way line of Terrace Drive an arc distance of Sixty and Forty-eight hundredths feet (60.48'), radius being One Hundred Sixty feet (160.0'); thence S7° 30' E, a distance of One Hundred Eighty-nine and Fifty-two feet (189.52') 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 to install, operate, maintain, repair, replace, and renew its electric facilities over, upon, above, along, under, in and across the following described real estate, to wit:



CONDITIONS:

- Where Grantee's facilities are constructed Grantees shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cables, fixtures, guys and anchors and other instrumentalities within a strip of land as indicated above, 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').
- The Grantees shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.
- Where Grantee's facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change of grade elevation or any excavations shall be made therein without prior written approval of the Grantees, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- Where Grantee's facilities are placed adjacent to Grantor's property line, Grantor hereby grants the owner of said adjacent property, or his agent, reasonable access to Grantee's facilities.
- It is further agreed that Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her its/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 MAY, 1981.

X Harold B. Manahan

STATE OF NEBRASKA
 COUNTY OF DOUGLAS

On this 5 day of MAY, 1981,
 before me the undersigned, a Notary Public in and for said
 County, personally came HAROLD B. MANAHAN
 President of EASTERN NEBRASKA BAPTIST ASSOC.
 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.

STATE OF
 COUNTY OF

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

personally to me known to be the identical person(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 Omaha, Nebraska
 said County the day and year last above written.

Witness my hand and Notarial Seal the date above written.

Cecil V. Johnson
 NOTARY PUBLIC

A GENERAL NOTARY - State of Nebraska
 CECIL V. JOHNSON
 My Comm. Exp. 11/1/82

My Commission expires: 19 November 1982

My Commission expires:

Distribution Engineer NWP Date 4/2/81; Land Rights and Services AMH Date 4/2/81.

Recorded in Misc. Book No. _____ at Page No. _____ on the _____ day of _____, 19____.
 Section 4 Township 15 North, Range 12 East Salesman _____ Engineer R. Radil Est. # _____ W.P. # _____

DOUGLAS COUNTY, NEBRASKA
 C. HAROLD OSTLER
 REGISTER OF DEEDS

1981 MAY 22 PM 12:25

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