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I. AMES PLAZA BANK

We, _____ Owner(s)
of (agent for) the real estate described as follows, and hereafter referred to as "Grantor:"

Lot Sixteen (16); One Hundred Twenty-nine (129) and One Hundred Thirty (130), Benson Acres, (except parts taken for street purposes), an addition to the City of Omaha, Douglas County, Nebraska, as surveyed; platted and recorded.

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:

See sketch on the reverse side of this document for location of easement area.

CONDITIONS:

- (A) Where Grantee's facilities are constructed they shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cable, fixtures, guys and anchors 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').
- (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 of the Grantee, 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 11th day of July, 19 73.

ATTEST: _____
Ames Plaza Bank
By *Howard Sunderman*

ATTEST: _____
By *Howard Sunderman*
Grantors

STATE OF Nebraska
COUNTY OF Douglas
On this 11 day of July, 19 73, before me the undersigned, a Notary Public in and for said County and State, personally appeared Howard Sunderman

STATE OF Nebraska
COUNTY OF Douglas
On this 11 day of July, 19 73, before me the undersigned, a Notary Public in and for said County, personally came E. D. Brodkey, President of Ames Plaza Bank

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.

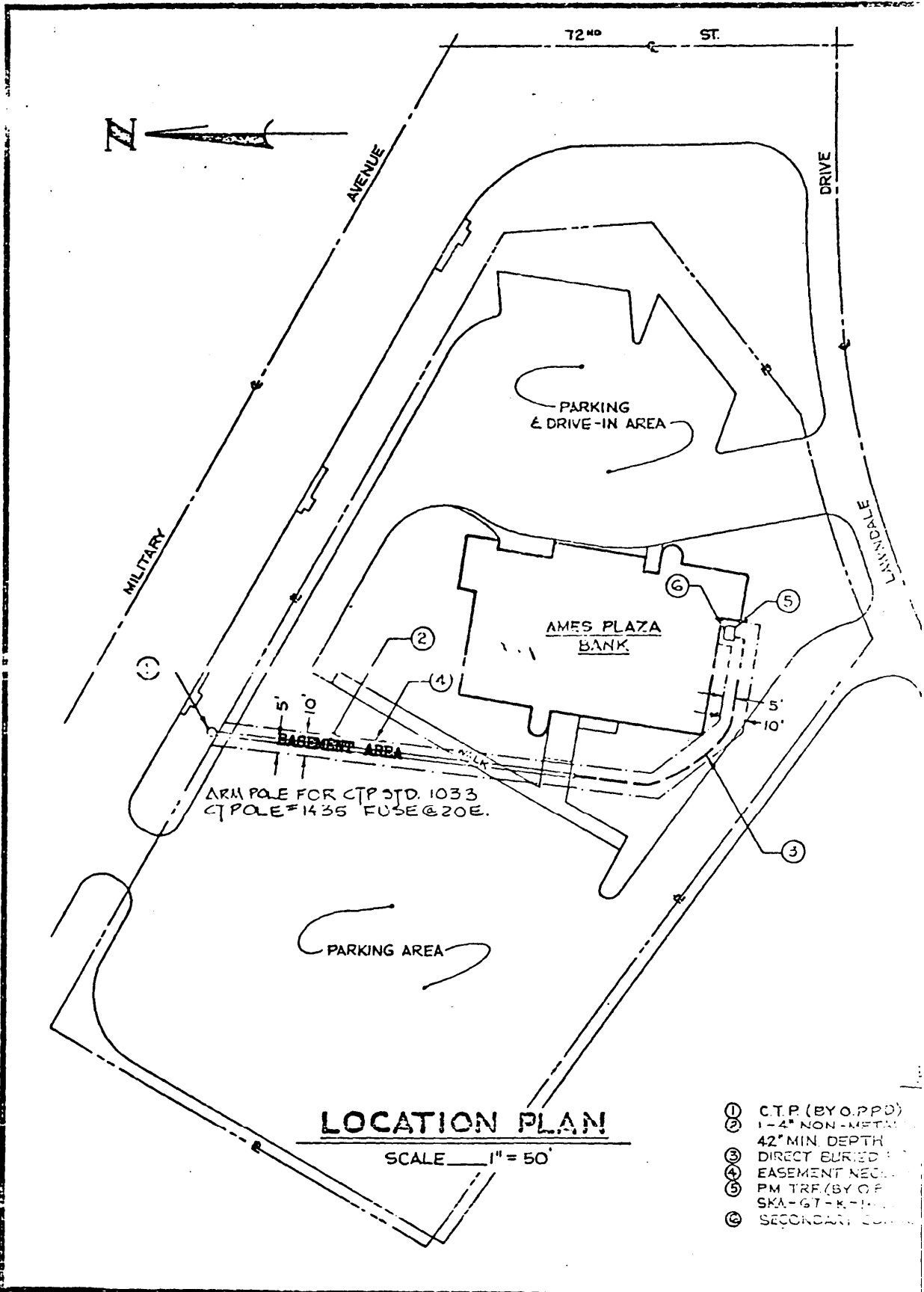
to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the Corporate Seal of said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal the date above written. _____
My Commission expires May 21, 1976
Notary Public

Witness my hand and Notarial Seal at Omaha in said County the day and year last above written. _____
My Commission expires May 21, 1976
Notary Public

APPROVED: _____
Dist. Engr. SH Date 2/26/73
C & S Engr. JW Date 7-25-73

Section 2 Township 15 Range 12 Saleman Mattson Eng. near Jones
Address 72ND & MILITARY EST. 2756 NO 6892



- ① C.T.P. (BY O.P.P.D)
- ② 1-4" NON-METAL
- ③ 42" MIN. DEPTH
- ④ DIRECT BURIED
- ⑤ EASEMENT NEAR
- ⑥ PM TRF. (BY OF
- SKA-GT-K-1
- ⑦ SECONDARY CONDUIT

8 1200
 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 675
 DAY OF August 13 1944 AT 10:40 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS