

RIGHT-OF-WAY EASEMENT

In consideration of the sum of Five Dollars (\$5.00), receipt of which is hereby acknowledged, and of the further agreements herein stated, the undersigned, (hereinafter called Grantors), hereby grant and convey to LOUISE RIVER, PUBLIC POWER DISTRICT, Columbus, Nebraska, a public corporation, (hereinafter called Grantee), its successors and assigns, a right-of-way for the construction, maintenance and operation thereon of an electric transmission line consisting of poles, towers, wires, equipment and fixtures, with right to alter, repair and remove the same in whole or in part at any time, which right-of-way shall extend 50 feet on each side of the center of the line as now surveyed over and across the following described real estate situated in _____ County, Nebraska, to-wit:

_____ Section _____ Township _____ Range _____

Grantee shall also have the right of ingress and egress across Grantor's property for any purpose necessary in connection with the construction, operation, maintenance, inspection and removal of said line. Such ingress and egress shall be exercised in a reasonable manner and as nearly as possible in conformity with the wishes of the owner or occupant of the premises.

Grantee shall also have the right at any time to trim or remove such trees and underbrush as may in any way interfere with the safe operation of the lines and equipment used in connection therewith.

Grantee shall at all times exercise all due care and diligence to avoid damage to the fences, crops, live-stock or other personal property on said real estate and shall indemnify and save harmless the Grantors from any such damage occurring to such property by reason of the construction, operation, maintenance and removal of said transmission lines.

Grantors, their heirs or assigns, shall not allow any building or other structure, hay or straw stack, trees or any other combustible material or property to remain or be placed under or near the transmission lines, poles or fixtures in such a manner as to interfere with the safe operation or maintenance of said lines or in such manner as might result in damage to the property of either party from fire or any other cause.

In event of removal of the transmission line and abandonment of the right-of-way for a period of five years, then this easement shall terminate and all rights under it shall revert to the Grantors, their heirs or assigns.

Grantors, their heirs or assigns, shall be entitled to the full use and enjoyment of said premises, subject only to the rights of Grantee herein conveyed.

The total payment for rights herein granted shall be made on the following basis:

	In Meadow or Cultivated Fields	In Permanent Pasture or Uncultivated Land
For Poles	Forty Dollars Each	Twenty Dollars Each
For Anchors with Guys	Forty Dollars Each	Twenty Dollars Each
For Steel Towers	One Hundred Fifty Dollars Each	Seventy-Five Dollars Each
For Overhang	at Rate of \$1.00 per Rod with a minimum of \$10.00 per Tract	
For Clearing a Strip 50' Wide On Each Side of the Center of Said Transmission Line Across the Premises including tall trees beyond this area that would endanger the line		

The down payment of \$5.00 shall be credited on the total due and final payment shall be made within a reasonable time after execution hereof.

1 - 2 Pole Line with Structures "4 Poles"
2 - Guys with anchors 2 Guys

In Presence of _____

STATE OF NEBRASKA } ss. _____

ACKNOWLEDGEMENT

I hereby certify that on this 9th day of Dec, A. D. 1960, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____ and _____ his wife, to me personally known to be the same person(s) who signed and executed the above instrument, and they each duly acknowledged the execution of the same.

WITNESS my Hand and Notarial Seal on the day and date last above written.
My commission expires _____

30 April 56 97
Notary Public