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By

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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RECEIVED

BKUG  
December 17, 1999

Doc.# \_\_\_\_\_

**RIGHT-OF-WAY EASEMENT**

FEE 209 FB \_\_\_\_\_  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN Y FV \_\_\_\_\_

**FALCON RIDGE LAND CORPORATION**

Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

Lots One hundred forty-one (141) through One hundred forty-nine (149) of Falcon Ridge,  
an addition to the City of Omaha as surveyed, platted and recorded in Douglas County,  
Nebraska.

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, hereafter referred to as "District", a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

(See Exhibit "A" on the reverse side hereof for approximate easement location.)

**CONDITIONS:**

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/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 Owner(s) have executed this instrument this 28 day of December, 1999.

**OWNERS SIGNATURE(S)**

FALCON RIDGE LAND CORP., a Nebraska  
corporation

By: [Signature]  
President

< COMPLETE ACKNOWLEDGEMENT ON REVERSE SIDE HEREOF >

RETURN TO:  
OMAHA PUBLIC POWER DISTRICT  
% Right of Way 6W/EP1  
444 South 16th Street Mall  
Omaha, NE 68102-2247

**CORPORATE ACKNOWLEDGMENT**

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF NEBRASKA

STATE OF \_\_\_\_\_

COUNTY OF DOUGLAS

COUNTY OF \_\_\_\_\_

On this 27th day of DECEMBER, 1999, before me the undersigned, a Notary Public in and for said County, personally came

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

John C. Allen

President of Falcon Ridge Land Corp. 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.

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 the date above written.

Witness my hand and Notarial Seal the date above written.

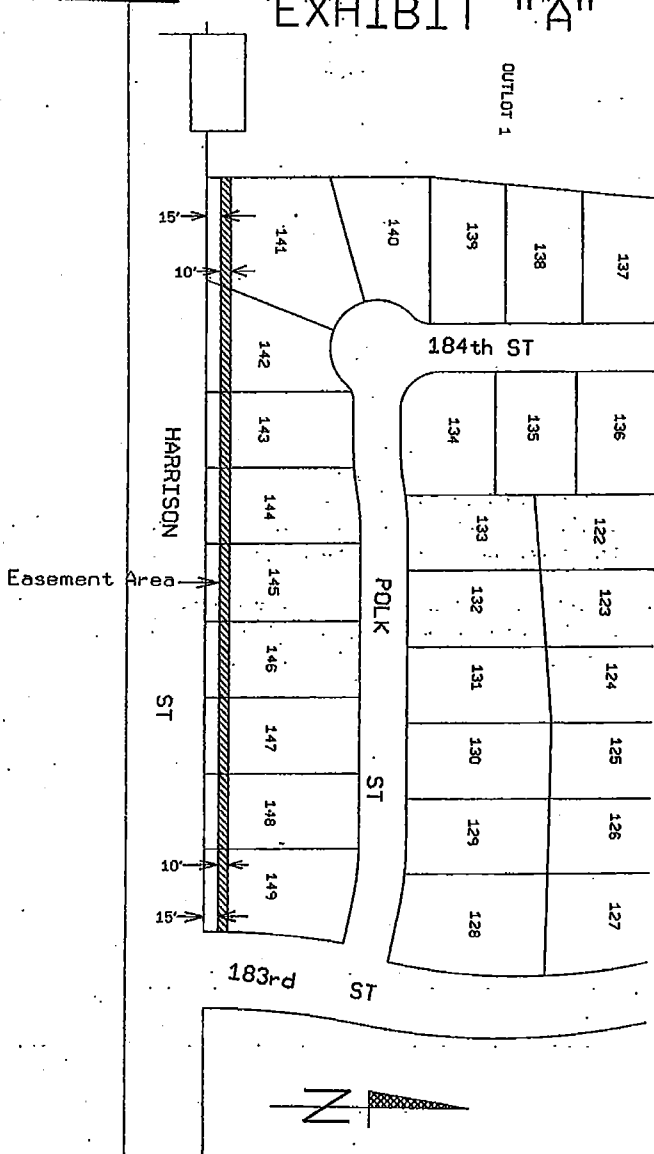
*[Signature]*

NOTARY PUBLIC

NOTARY PUBLIC



**EXHIBIT "A"**



SE 1/4, Section 08, T 14 N, R 11 E, County Douglas ROW RAM Date 12/10/1999  
Rep Carnazzo Engineer Gabriel Serv Req # 2006 W.O.# 4232701