



BK 1389 PG 703-705



MISC 2001 10435

RICHARD M. TAYLOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE.

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Prepared By: Nida Schulz  
Paramount Designs, Inc.  
215 N. Main ST  
Fremont, NE 68025  
402-721-5400

RECORDING INFORMATION ABOVE

EASEMENT

R/W # 0112701NE

✓ 1081

The undersigned Grantor(s) for and in consideration of One dollar  
Dollary \$1.00 ) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto Qwest Corporation, a Delaware Corporation, hereafter referred to as "Grantee", whose address is 1801 California St., Suite 5100, Denver, CO 80202, its successors, assigns, lessees, licensees, and agents a perpetual easement to construct, reconstruct, modify, change, add to, operate, maintain, and remove such telecommunications facilities, electrical facilities and gas facilities, and appurtenances, from time to time, as Grantee may require upon, over, under and across the following described land situated in the County of Douglas, State of Nebraska, which the Grantor owns or in which the Grantor has any interest, to wit:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Grantor further conveys to Grantee the following incidental rights:

(1) A temporary right-of-way to be used during all periods of construction, reconstruction, reinforcement, repair and removal upon a strip of land \_\_\_\_\_ feet wide on the \_\_\_\_\_ side of, and a strip of land \_\_\_\_\_ feet wide on the \_\_\_\_\_ side of said easement.

(2) The right of ingress and egress over and across the lands of Grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions as may be necessary for the Grantee's use and enjoyment of the easement area.

Grantee shall indemnify Grantor for all damages caused to Grantor as a result of Grantee's negligent exercise of the rights and privileges herein granted. Grantee shall have no responsibility for pre-existing environmental contamination or liabilities.

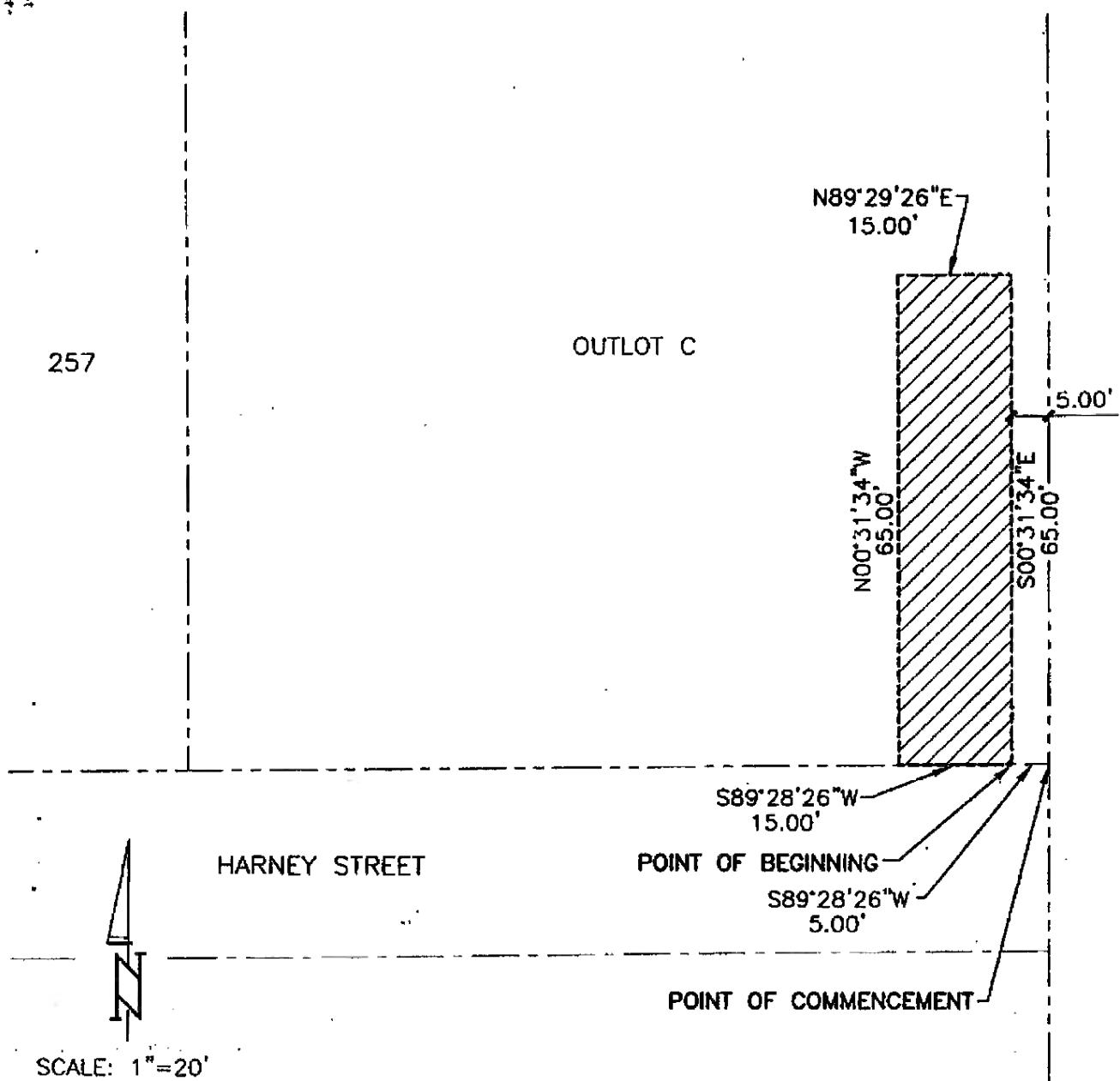
Grantor reserves the right to occupy, use and cultivate said easement for all purposes not inconsistent with the rights herein granted.

Grantor covenants that he/she/they is/are the fee simple owner of said land or in which the Grantor has any interest and will warrant and defend title to the land against all claims.

Grantor hereby covenants that no excavation, building, structure or obstruction will be constructed, erected, built or permitted on said easement area and no change will be made by grading or otherwise to the surface or subsurface of the easement area or to the ground immediately adjacent to the easement area.

JOB# 12BA544 WIRE CENTER ELKHORN COUNTY DOUGLAS  
1/4 SEC SE SEC 19 TN 15N RGE 11E





**LEGAL DESCRIPTION**

THAT PART OF OUTLOT C, FIRE RIDGE ESTATES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SE CORNER OF SAID OUTLOT C; THENCE S89°28'26"W (ASSUMED BEARING) 5.00 FEET ON THE SOUTHERLY LINE OF SAID OUTLOT C TO THE POINT OF BEGINNING; THENCE CONTINUING S89°28'26"W 15.00 FEET ON THE SOUTHERLY LINE OF SAID OUTLOT C; THENCE N00°31'34"W 65.00 FEET ON A LINE 20.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID OUTLOT C; THENCE N89°28'26"E 15.00 FEET ON A LINE 65.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID OUTLOT C; THENCE S00°31'34"E 65.00 FEET ON A LINE 5.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID OUTLOT C TO THE POINT OF BEGINNING.

S.I.D. 461, DOUGLAS COUNTY      TD2 FILE NO.: 1184-103EXHA      DATE: APRIL 6, 2001  
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"