

RETURN TO:  
OKLAHOMA PUBLIC POWER DISTRICT  
ATTENTION OF Mr. GOWDEY  
1114 South Main Street, 4th Fl.  
OKLAHOMA CITY 73102-2247

Filed For Record 2-24-97 8:15 A  
Instrument # 97-003242  
David J. Dowding Register of Deeds Sarpy Co. NE

*[Handwritten signature]*

DATE 7-10-50

JOSH ☒ APPD

97-03242

BKUG

January 23, 1997

## RIGHT-OF-WAY EASEMENT

**Fox Ridge, LLC**

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

Lot 41, Fox Ridge Estates Addition, as surveyed, platted and recorded in Sarpy 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:

A strip of land Ten feet (10') in width, being Five feet (5') each side of and abutting the District's Underground facilities as constructed. (See reverse side hereof for sketch of easement location.)

**CONDITIONS:**

**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/she 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.

12 IN WITNESS WHEREOF, the Owner(s) have executed this instrument this 19 day of FEBRUARY, 1997.

**OWNERS SIGNATURE(S)**

OWNERS SIGNATURE(S)  
*[Signature]* Managing Co-Partners  
 603342

61-22421

**< COMPLETE ACKNOWLEDGMENT ON REVERSE SIDE HEREOF >**

10/2

97-03242A

CORPORATE ACKNOWLEDGMENT

STATE OF Nebraska  
COUNTY OF Douglas

On this 14 day of February, 1997, before me the undersigned, a Notary Public in and for said County, personally came Richard F. Hosking Managing General Partner of Fox Ridge, LLC 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 a voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

Elizabeth A. Bucklin  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
ELIZABETH A. BUCKLIN  
My Comm. Exp. March 2, 2000

INDIVIDUAL ACKNOWLEDGMENT

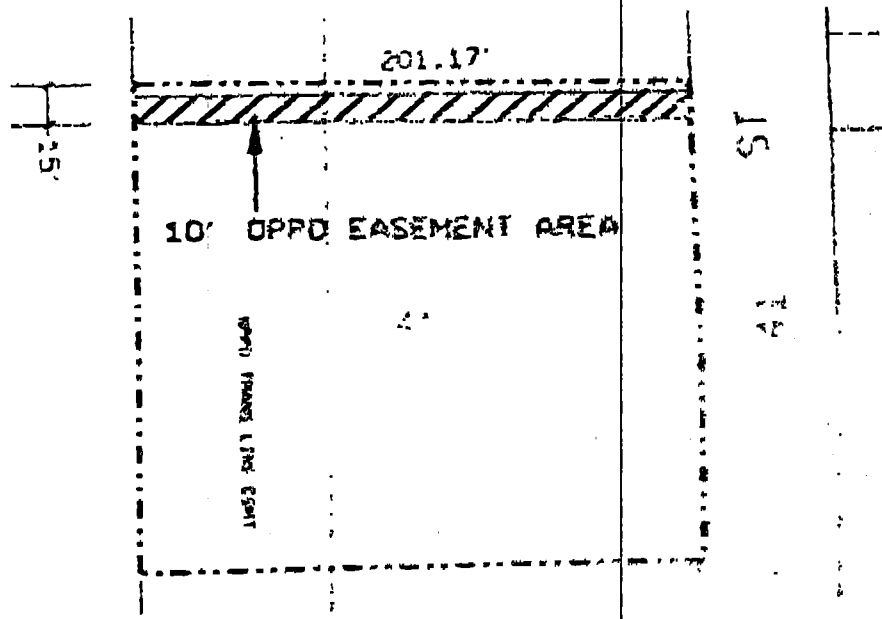
STATE OF Nebraska  
COUNTY OF Douglas

On this 14 day of February, 1997, 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) who acknowledged the execution thereof to be a voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

\_\_\_\_\_  
NOTARY PUBLIC



Distribution Engineer \_\_\_\_\_ Date \_\_\_\_\_ Property Management \_\_\_\_\_ Date \_\_\_\_\_  
Section SE 4 E Township 13 North, Range 13 East  
Salesman Royles Engineer Keating Ed# 960109601 W.C.F. MILES

2062