

Received - RICHARD TAKECHI Register of Deeds, Douglas County, NE 6/17/2004 10:31:02.74 2004079072

## MODIFICATION AND AMENDMENT OF EASEMENT GRANT

This instrument made and entered into this 27 day of 2004 by and between NORTHERN NATURAL GAS COMPANY, a Delaware corporation, with principal offices at 1111 South 103rd Street, Omaha, Nebraska 68124 (hereinafter referred to as "Northern"), and MANCHESTER RIDGE, L.L.C., a Nebraska limited liability company, (hereinafter referred to as "Owner", whether one or more).

## WITNESSETH THAT:

WHEREAS, Northern is the holder of an Easement granted by Pauline Andresen, on the 12th day of January, 1962, covering the following described premises in Douglas County, Nebraska:

The East Half of the Southwest Quarter (E½SW¼) EXCEPT the East 16.25 acres in the Southeast Quarter of the Southwest Quarter (SE¼SW¼) of Section 9, Township 15 North, Range 11 East,

which Easement was recorded the 21st day of March, 1962, as Document No. N/A, in Book 378 at Page 45, in and for Douglas County, Nebraska (hereinafter referred as "Easement"); and

WHEREAS, pursuant to the authority contained in the Easement, Northern has constructed and currently operates and maintains a 16-inch pipeline, through and across the premises above-described; and

WHEREAS, of the premises described in the Easement, Owner is present owner of the following described premises (hereinafter referred to as "Owned Premises"):

That part of the East Half of the Southwest Quarter (E½SW¼) being platted as MANCHESTER RIDGE, Lots 1 thru 101 inclusive & Outlots "A", "B" &"C", in Section 9, Township 15 North, Range 11 East.

WHEREAS, the parties hereto desire to more clearly define their rights under the Easement and further desire to modify and amend the Easement in certain respects.

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. That Northern shall, and by these presents does, hereby limit its right-of-way across the Owned Premises only to a strip of land 90 feet in width, the centerline of which strip shall be the present location of Northern's 16-inch pipeline (hereinafter referred to as "Pipeline Right-of-Way).

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- 2. That Northern shall, and by these presents does, hereby release from the Easement all of its rights in and to the Owned Premises EXCEPT the Pipeline Right-of-Way described in Paragraph 1 above, upon which Pipeline Right-of-Way the Easement is retained in full force and effect, with all rights (including, without limitation, multiple line rights) originally granted to Northern in the Easement; and EXCEPT Northern retains its right of ingress to and egress from the Pipeline Right-of-Way, to which right the Owned Premises shall remain subject.
- 3. The Owner shall not build, create, construct, nor allow to be built, created, or constructed, any hard, gravel, or similar surface road, any improvements or structures of any nature, nor alter the grade or permit such alteration, anywhere within the Pipeline Right-of-Way without the written consent of Northern. Northern shall have the right to clear and keep cleared from within the Pipeline Right-of Way all trees, brush, undergrowth, buildings, structures, improvements or other obstructions, and, Northern shall not be liable for loss, cost, or damage caused on the Pipeline Right-of-Way by keeping the Pipeline Right-of-Way clear of such trees, brush, undergrowth, buildings, structure, improvements, and other obstructions in the exercise of its rights hereunder.
- 4. The Owner shall allow Northern to establish aboveground marking along the centerline of the location of Northern's pipeline(s).

This instrument and the covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

"NORTHERN"

"OWNER"

NORTHERN NATURAL GAS COMPANY

K Hass

Glen R. Hass

Agent and Attorney-in-Fact

MANCHESTER RIDGE, L.L

Managing Partner (

Patrick G. Day

STATE OF NEBRASKA )

(COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me, a Notary Public duly commissioned and qualified in and for said county and state, on this 9th day of June, 2004, by Glen R. Hass the Agent and Attorney-in-Fact of Northern Natural Gas Company.

(SEAL)

GENERAL NOTARY - State of Nebraska
GAIL L. SPEVAK
My Comm. Exp. June 28, 2007

Notary Public

My Commission Expires

STATE OF Nebraska )

COUNTY OF Douglas )

Patrick G. Day, Managing Partner, Manchester Ridge, LLC, acknowledged the foregoing instrument before me, a Notary Public duly commissioned and qualified in and for said county and state, on this 27th day of 12004.

(SEAL)

STEPHANIE R. HENSON

Ny Comm. By. Fish. 4, 2006

Notary Public
My Commission Expires 2/4/06