

RECEIVED



RETURN TO: Nov 30 2 48 PM '95
OMAHA PUBLIC POWER DISTRICT
% Right of Way SW/EP1
444 South 16th Street Mall
Omaha, NE 68102-2247

GEORGE J. LARSEN
REGISTERED SURVEYOR
DOUGLAS COUNTY, NE

BKUG
August 23, 1995

Doc.# _____

RIGHT-OF-WAY EASEMENT

#1 Celebrity Homes, Inc. Owner(s)
of the real estate described as follows, and hereafter referred to as "Grantor",

The Northeast Quarter of the Southwest Quarter of Section 10, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10; thence S88°55'36"W (assumed bearing) along the South line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, a distance of 1325.54 feet to the Southwest corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10; said point also being the Southeast corner of Mission Ridge, a subdivision located in the NW $\frac{1}{4}$ of said SW $\frac{1}{4}$ of Section 10; thence N00°04'32"E along the West line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, said line also being the East line of said Mission Ridge, a distance of 1326.50 feet to the Northwest corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, said point also being the Northeast corner of said Mission Ridge; thence N88°52'39"E along the North line of said SW $\frac{1}{4}$ of Section 10, a distance of 1326.16 feet to the Northeast corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10; thence S00°06'05"E along the East line of said SW $\frac{1}{4}$ of Section 10, a distance of 1327.65 feet to the point of beginning. Excepting Lots 161 thru 285, Mission Ridge, and Lots 1 thru 8, Mission Ridge Replat 1.

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 on the reverse side hereof for sketch of easement area).

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.

#2 IN WITNESS WHEREOF, the Owner(s) have executed this instrument this 27th day of November, 1995.

OWNERS SIGNATURE(S)

#3 **CELEBRITY HOMES, INC.**
CALE L. LARSEN, PRESIDENT

12962 10-14-11 M125760
FEE 10.00 R FB 1160000
DEL C/D COMP VP
LEGAL PG SCAN PV

***4 CORPORATE ACKNOWLEDGEMENT**

STATE OF NEBRASKA

COUNTY OF DOUGLAS

On this 27th day of November, 1995,
before me the undersigned, a Notary
Public in and for said County,
personally came

CELEBRITY HOMES, INC.
GALE L. LARSEN, PRESIDENT

President of

Gale Larsen
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 voluntary act and
deed for the purpose therein
expressed.

Witness my hand and Notarial Seal the
date above written.

Loren Johnson
NOTARY PUBLIC
GENERAL NOTARY State of Nebraska
LOREN JOHNSON
My Comm. Exp. Oct. 30, 1997

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

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STATE OF NEBRASKA

COUNTY OF DOUGLAS

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GALE L. LARSEN, PRESIDENT

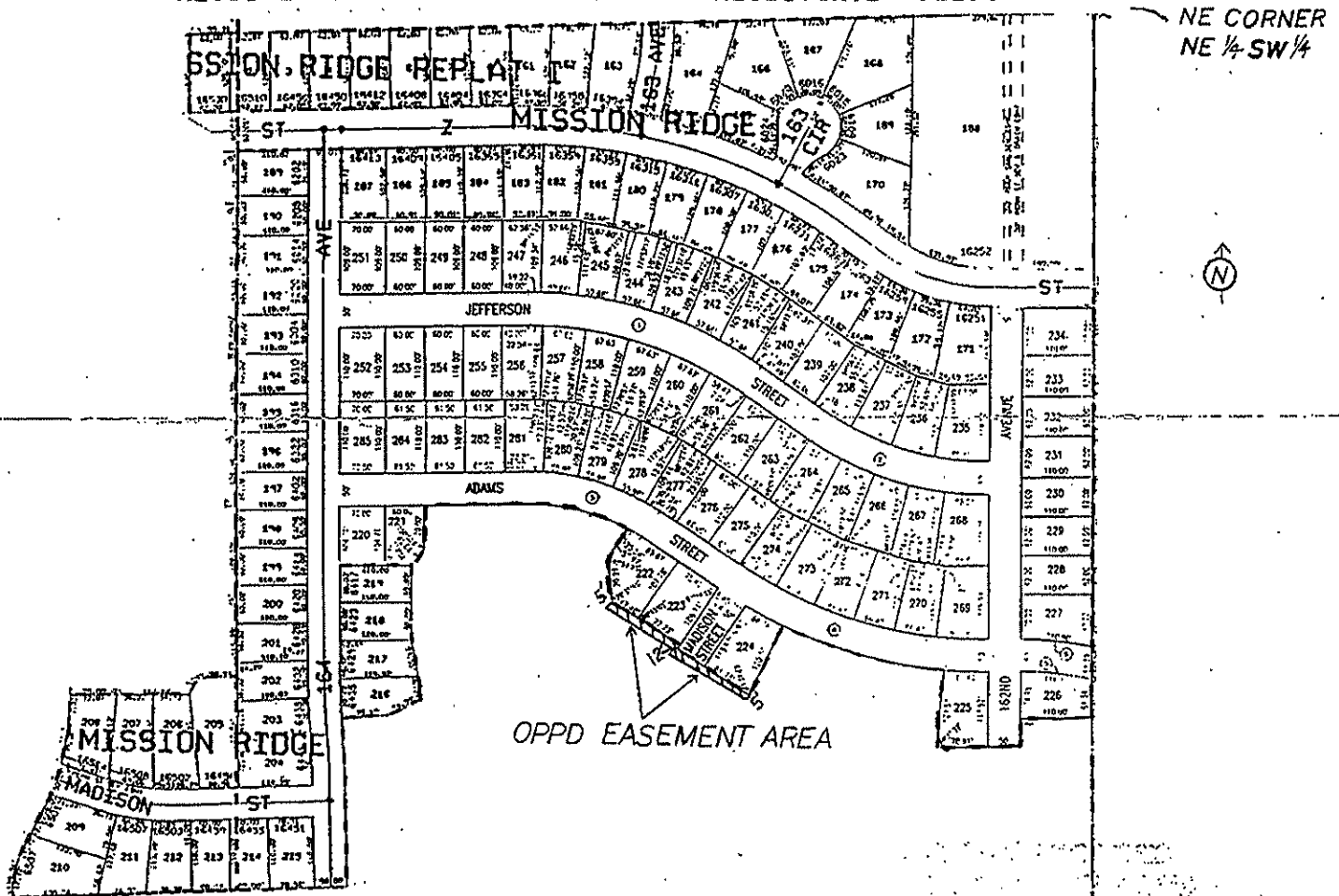
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NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS



Distribution Engineer _____ Date _____ Property Management _____ Date _____
Section SW 10 Township 14 North, Range 11 East
Salesman Rosales Engineer Wilson Est. _____ W.O.# M13611