

# 190

DIST

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

January 28, 1991

**RIGHT-OF-WAY EASEMENT**

Edwin A. and Gina Group, husband and wife, Owner(s)  
of the real estate described as follows, and hereafter referred to as "Grantor",

Lot Four (4), Johnson Subdivision, as surveyed, platted and recorded  
in Cass County, Nebraska.

Filed for Record 3-19-91 At 10:10 A M.  
In Book 199 of MIS Page 673  
Register of Deeds, Cass Co., NE Patricia M. Mearns  
Doc# 190 \$1050

COMPARED

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 to install, operate, maintain, repair, replace, and renew its electric facilities over, upon, above, along, under, in and across the following described real estate, to wit:

The West Sixteen feet (W16') of the above described property.

**CONDITIONS:**

Where the District's facilities are constructed the District shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cables, fixtures, guys and anchors and other instrumentalities within a strip of land as indicated above, together with the right to trim or remove any trees along said line so as to provide a minimum clearance from the overhead facilities of at least Twelve feet (12').

The District shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.

Where the District's facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change of grade elevation or any excavations shall be made therein without prior written approval of the District, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.

Where the District's facilities are placed adjacent to Grantor's property line, Grantor hereby grants the owner of said adjacent property, or his agent, reasonable access to the District's facilities.

It is further agreed that Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/its/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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
x Edwin A. Group  
x Gina Group

OWNERS SIGNATURE(S)

Distribution Engineer RLG Date 3-13-91 Property Management JSR Date 3-14-91  
Section NE 27 Township 12 North, Range 11 East  
Salesman Bowers Engineer Bowers Est. # 910011501 w.o. # 1-8029

COMPLETE APPROPRIATE ACKNOWLEDGEMENT ON REVERSE SIDE

CORPORATE ACKNOWLEDGEMENT

STATE OF

COUNTY OF

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

\_\_\_\_\_ 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.

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

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF NEBRASKA

COUNTY OF CASS

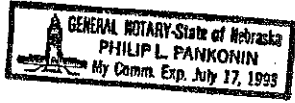
On this 1 day of Feb, 1991  
before me the undersigned, a Notary Public in and for said  
County and State, personally appeared

Edwin A. Group  
Edwin A. Group

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.

  
NOTARY PUBLIC



ok 2383

RETURN TO:  
OMAHA PUBLIC POWER DISTRICT  
% Real Estate Division  
444 South 16th Street Mail  
Omaha, NE 68102-2247