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FRED FOR HECORD 04-15-97 AT 10:50 AM.

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REGISTER OF DEEDS, CASS CO., NE Patricia Maining P.

DOC#198 \$ 5.50

In consideration of the mutual benefits to be derived, the undersigned grantors do hereby grant, sell, and convey to Aliant Communications Inc., grantee, a perpetual easement with the right to construct, install, use, operate, inspect, maintain, replace, remove, and extend telephone and communication facilities over, across and through the following described real estate in Cass County, Nebraska:

Lot 1 of O'Connor Subdivision, a MINOR SUBDIVISION of Lots 1,2,3,and 4-Johnson Subdivisin, located in the S1/2 of the NE 1/4 of Section 27, Township 12 North Range 11 East of the 6th P.M., Cass County, Nebraska.

together with rights of ingress and egress.

This easement shall be ten feet wide running along the entire north boundary of lot 1 and 120 feet along the east boundary of lot 1 running from north to south.

The consideration recited herein shall be full consideration for any and all damages incurred by grantors by reason of the installation, operation, maintenance, or extension of the above improvements. Grantee agrees to maintain the easement in good repair so that no unreasonable damage will result therefrom to grantors. Grantors agree not to erect or place any buildings or other improvements in the easement area and further agree not to interfere with said telephone and communication lines and facilities in any way.

This easement shall run with the land for the benefits of grantee, it successor and assigns, and all provisions hereof shall be binding on grantors and their heirs, personal representatives, successors, and assigns.

Executed this 28th day of MARCH 1997.

Patrick A. O'Connor, Grantor

Valerie A. O'Connor, Grantor

STATE OF NEBRASKA)
COUNTY OF CASS

On this day of Mww. 1997, before me, the undersigned, a Notary . Public, personally came Patrick A. O'Connor and Valerie A. O'Connor, husband and wife, Grantors, the identical persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

GENERAL KOTARY-State of Rebrask's

JAY W. EMORY

to Comm. Erg. July 3, 2000

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