



MISC 2004150237



NOV 17 2004 15:08 P 2

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
11/17/2004 15:08:31.11  
 2004150237

Joint  
February 10, 2004

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

### JOINT UTILITY EASEMENT

PACESETTER HOMES INC. Owner(s) of the  
real estate described as follows, and hereafter referred to as "Grantor",

Lot 206 through and including Lot 221 of Quail Hollow, as surveyed, platted and  
recorded in Douglas 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, Qwest  
Communications, and any other company which has been granted a franchise to provide a cable  
television system in the area to be subdivided, their successors and assigns, a permanent utility  
easement to erect, operate, maintain, repair, and renew poles, wires, cables, conduits and other  
related facilities, and to extend thereon wires or cables for the carrying and transmission of electrical  
current for light, heat and power and for the transmission of signals and sounds of all kinds including  
signals provided by a cable television system, and the reception on, over through, under and across  
the following described real estate, to wit:

See Exhibit "A" on the reverse hereof for a drawing of the easement area.

The Grantor hereby grants to said Utilities, their 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.

No permanent buildings or retaining walls shall be placed in the easement area, but the same may be  
used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the  
aforesaid uses or rights granted herein.

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  
Utilities 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 17 day of  
NOVEMBER, 2004.

#### OWNERS SIGNATURE(S)

D. Woodruff

Regency Homes / Pacesetter Homes Inc.

7002 S. 131 Ave  
Omaha ne 68138

misc  
2  
16

027341  
027340

FEE 18.00 FB MT 31607  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP A  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

**CORPORATE ACKNOWLEDGMENT**

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF

STATE OF

COUNTY OF

COUNTY OF

On this 17 day of Nov, 2004, before me the undersigned, a Notary Public in and for said County, personally came James Inc James Inc 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 his voluntary act and deed for the purpose therein expressed.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, 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) 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.

Witness my hand and Notarial Seal the date above written.

Joyce E. Perdue  
NOTARY PUBLIC

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

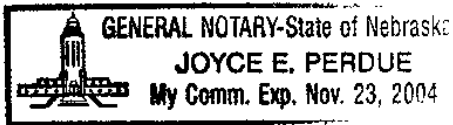


Exhibit "A"

