

EASEMENT

BOOK 516 PAGE 153

I, United Benefit Life Insurance Company Owner(s)
We, of (agent for) the real estate described as follows, and hereafter referred to as "Grantor:"

Part of Lot 162, Regency 2nd Addition, an Addition to the City of Omaha, Douglas County, Nebraska, as platted, surveyed, and recorded.

In consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, its successors and assigns, and the NORTHWESTERN BELL TELEPHONE COMPANY, its successors and assigns, collectively referred to as "Grantee," a permanent easement, with rights of ingress and egress thereto, to install, operate, maintain, repair, replace and renew its electric and telephone facilities over, upon, along and under the following described real estate, to wit:

Drawing on reverse side of this document shows easement area.

POOR INSTRUMENT FILED

CONDITIONS:

- (A) Where Grantee's facilities are constructed they shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cable, fixtures, guys and anchors 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').
- (B) After electric and telephone facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change in grade elevation or any excavations shall be made therein without prior written approval of the Grantee, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (C) The foregoing right is granted upon the express condition that the Grantees will assume liability for all damages to the above described property caused by Grantees' failure to use due care in its exercise of the granted right.
- (D) It is further agreed Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the Grantee forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

WITNESS my hand and Notarial Seal this 7th day of November, 19 72.

ATTEST:

FRANK F. HANDEAN Exec. Vice-Pres. & Secretary
ATTEST: OMAHA, NEBR.

UNITED BENEFIT LIFE INSURANCE COMPANY

By R. S. Salyards
R. S. SALYARDS, Vice-President

Grantors

STATE OF

COUNTY OF

On this _____ day of _____,
19 _____, 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)
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

My Commission expires _____

STATE OF

COUNTY OF

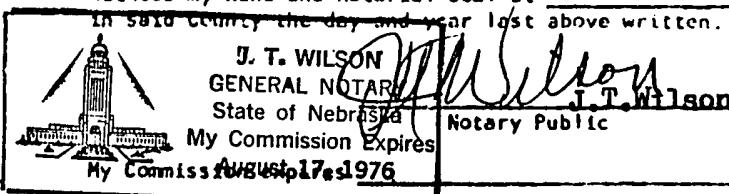
NEBRASKA
DOUGLAS
On this 7th day of November,
19 72, before me the undersigned, a Notary Public
in and for said County, personally came

R. S. Salyards Vice-President of

UNITED BENEFIT LIFE INSURANCE COMPANY

(a corporation),
to me personally known to be the President and the
identical person whose name is affixed to the above
conveyance, and acknowledged the execution thereof to
be his voluntary act and deed as such officer and the
voluntary act and deed of said corporation and that the
Corporate Seal of said corporation was thereto affixed
by its authority.

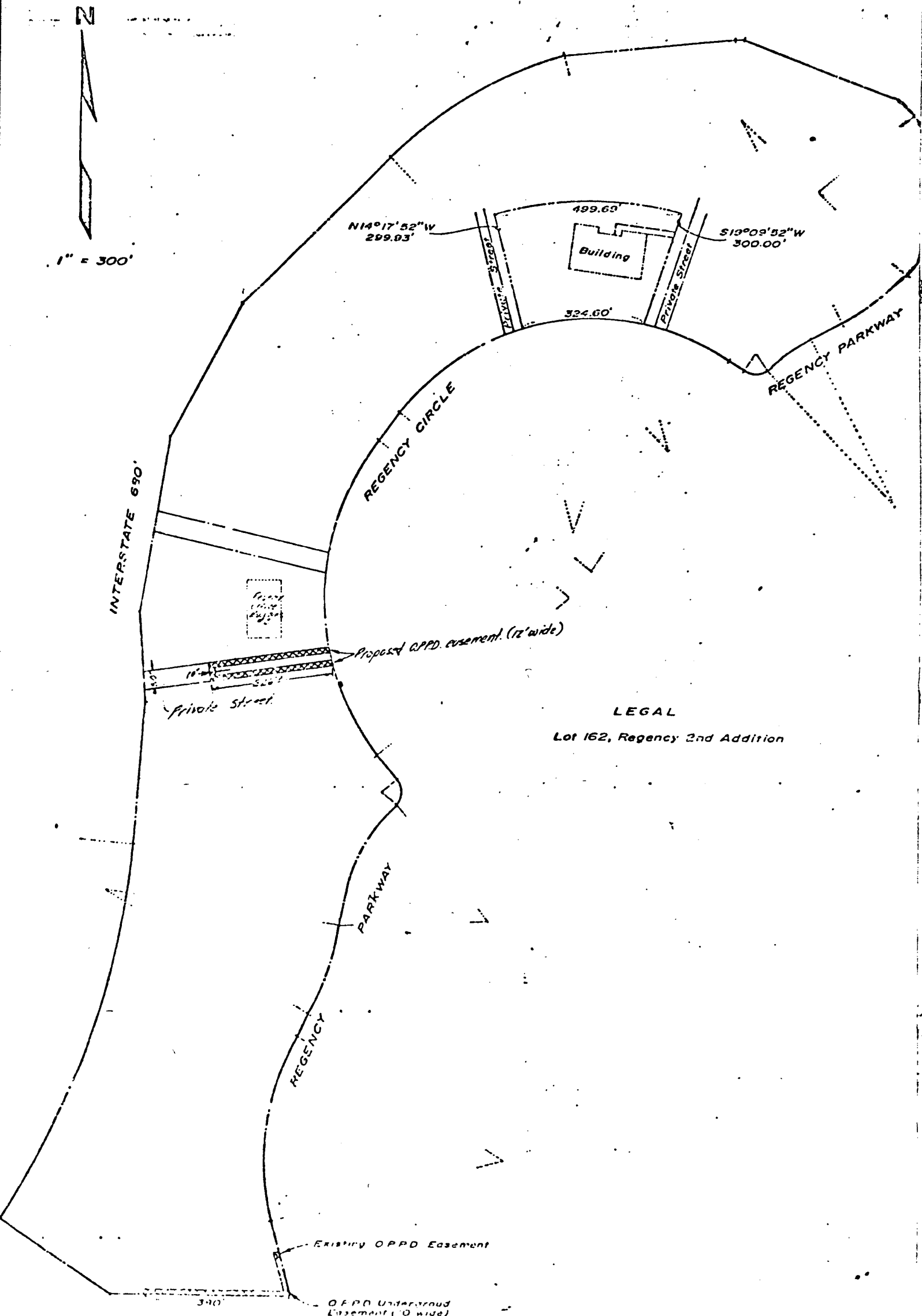
Witness my hand and Notarial Seal at Omaha,
in said County the day and year last above written.



APPROVED:

Dist. Engr. _____ Date _____

Section 21 Township 15 Range 12 Saleman Horstman Dixon
Address 10025 Regency Circle



7. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
17 DAY OF November 1972 AT 11:05 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS

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