

21272  
OPPD Form No 2-71-1  
Rev 5-72-1

75-531

Distributor

BOOK 515 PAGE 212

EASEMENT

I, WILLIAM T. HOLTHAUS and SALLY A. HOLTHAUS, husband and wife Owner(s)  
of (agent for) the real estate described as follows, and hereafter referred to as "Grantor:"

Lot Twelve (12), Block Three (3), Ronson Heights Addition, an addition to Douglas County, Nebraska, as surveyed, platted 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:

The Westerly Eight feet (8') of the Northerly Seventeen feet (17') of Lot Twelve (12), Block Three (3), Ronson Heights Addition, an addition to Douglas County, Nebraska, as surveyed, platted and recorded.

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 13th day of October, 1972

ATTEST:  
William T. Holthaus  
William T. Holthaus

Sally A. Holthaus  
Sally A. Holthaus

ATTEST:

Grantors

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On this 13th day of October, 1972, before me the undersigned, a Notary Public in and for said County and State, personally appeared

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

William T. Holthaus and

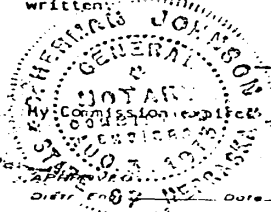
\_\_\_\_\_, President of \_\_\_\_\_

Sally A. Holthaus his/her husband/wife 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 their voluntary act and deed for the purpose therein expressed.

\_\_\_\_\_, (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 the date above written.

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



C. Herman Johnson  
Notary Public  
My Commission Expires 10-1-73

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Salesman \_\_\_\_\_  
Address 955 So 34th St

325  
REGISTERED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
AT 10:29 AM  
October 18, 1972  
C. HAROLD OSTLER, REGISTER OF DEEDS