

79-531+
EASEMENT

Dist. Dubuque

I, Imperial Real Estate Company Ownr (s)
of (agent for) the real estate described as follows, and hereafter referred to as "Grantor:"

Lots 22 through 47, the Knolls, an addition to Douglas County, Nebraska as surveyed, platted and recorded. Located in the SW 1/4 of Sec. 4, T15N, R12E.

In consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, do hereby grant to the CHRYSLER FIDELITY 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 rear 15 feet of the above lots.

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 damage 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 24th day of February, 19 73.

ATTEST:



ATTEST: _____
Grantors

Imperial Real Estate Co
By Dale L. Evans

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 24th day of February, 19 73, before me the undersigned, a Notary Public in and for said County and State, personally appeared

Dale L. Evans
Imperial Real Estate Co

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.

Witness my hand and Notarial Seal the date above written.

Dorothy M. Keating
Notary Public

My Commission expires April 15, 1974

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 _____ (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 _____ in said County the day and year last above written.

Notary Public

My Commission expires _____

APPROVED: _____
Dist. Eng. _____ Date 2/24/73
C. & S. Eng. 114 Date 1/14/73

Section 4 Township 15 Range 12 Suburban Meyer and WBP
Add. 105 & Spaulding

956
1973
APR 15 1973
RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT IN DOUGLAS COUNTY, NEBRASKA