

RIGHT-OF-WAY EASEMENT

we, Fred Klug and Arlene Klug, Gene Gnuse and Clarice Gnuse Owner(s)
of the real estate described as follows, and hereafter referred to as "Grantor",

Lots One (1) thru Twenty-two (22), inclusive, Walnut Hill Addition, an addition to The Village of Arlington, Washington County, Nebraska, as surveyed, platted and recorded.

STATE OF NEBRASKA, COUNTY OF WASHINGTON, 1372
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 10th DAY OF July A.D. 19 77
AT 8:40 O'CLOCK PM AND RECORDED IN
BOOK 113 AT PAGE 747
COUNTY CLERK Charles A. Peterson
DEPUTY Robert J. Galloway

1977 JUL 1 AM 8:30
FILED

In consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, we hereby grant to the OHAMA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, and the NORTHWESTERN BELL TELEPHONE COMPANY, a corporation, its successors and assigns, collectively referred to as "Grantees", a permanent right of way easement to install, operate, maintain, repair, replace, and remove its electric and telephone facilities over, upon, above, along, under, in and across the following described real estate, to wit:
A strip of land Five feet (5') in width, lying adjacent to and parallel to the side lot lines of Lots One (1) thru Twenty-two (22), inclusive; a strip of land Eight (8') feet in width, lying adjacent to and parallel to the rear lot lines of Lot One (1) thru Thirteen (13), inclusive and Lots Nineteen (19) thru Twenty-two (22), inclusive; a strip of land Sixteen feet (16') in width, lying adjacent to and parallel to the rear lot lines of Lots Fourteen (14) thru Eighteen (18), inclusive, all in Walnut Hill Addition, an addition to The Village of Arlington, Washington County, Nebraska, as surveyed, platted and recorded.

CONVEYANCE

- (a) Where Grantor's facilities are constructed Grantees shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cables, fixtures, guys and anchors and other instrumentalities 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) The Grantees shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.
- (c) Where Grantee's facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change of grade elevation or any excavations shall be made therein without prior written approval of the Grantees, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (d) It is further agreed that Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that we, nor its/heir heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District 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 parties hereto have signed their names and caused the execution of this instrument this 17th day of June, 1977.

Fred Klug
Arlene Klug

Gene Gnuse
Clarice Gnuse

STATE OF

COUNTY OF

On this 17th day of June, 19 77,
before me the undersigned, a Notary Public in and for said
County, personally came

President of
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 a voluntary act and deed for the purpose
therein expressed.

STATE OF NEBRASKA
COUNTY OF WASHINGTON

On this 17th day of June, 19 77,
before me the undersigned, a Notary Public in and for said County and
State, personally appeared Fred Klug and Arlene Klug,
Gene Gnuse and Clarice Gnuse,

personally to me known to be the identical person(s) and who acknowledged
the execution thereof to be their voluntary act and deed for
the purpose therein expressed.

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

NOTARY PUBLIC

Witness my hand and Notarial Seal the date above written.

JOSEPH M. FINK
GENERAL NOTARY
State of Nebraska
My Commission Expires
August 7, 1978

My Commission expires: August 7, 1978

My Commission expires:

Distribution Engineer B.D. Date 6/20/77 Land Rights and Services 200 Date 6/21/77
Recorded in Misc. Book No. 12 at Page No. 7 on the 17th day of June, 19 77
Section 12 Township 7 North, Range 9 East Salasman Kuhn Engineer O. Louhy Est. # 84409 N.D. # 5790