

FILED SARPY CO. NE.

INSTRUMENT NUMBER

2005-10132

2005 APR -1 P 3: 35 8

Glenn J. Dowling

REGISTER OF DEEDS

COUNTER D C.E. a

VERIFY CE D.E. a

PROOF P

FEES \$ 20.50

CHECK# 14139

CHG _____ CASH _____

REFUND 1.50 CREDIT _____

SHORT _____ NCR _____

Document Prepared by/Returned to: Northern Natural Gas Co., ATTN: ROW Dept., P.O. Box 3330, Omaha, NE 68103-0330

48001-19

MODIFICATION AND AMENDMENT OF EASEMENT GRANT

This instrument made and entered into this 25th day of March, 2005 by and between NORTHERN NATURAL GAS COMPANY, a Delaware corporation, with principal offices at 1111 South 103rd Street, Omaha, Nebraska 68124 (hereinafter referred to as "Northern"), and the ESTATE OF LEONA C. WILLIAMS (hereinafter referred to as "Owner", whether one or more).

WITNESSETH THAT:

WHEREAS, Northern is the holder of an Easement granted by Edward Rahn on the 13th day of March, 1931, covering the following described premises in Sarpy County, Nebraska:

Southeast Quarter (SE $\frac{1}{4}$) Section 10, Township 13 North, Range 13 East,
and other lands; and

which Easement was recorded the the 16th day of January, 1932, in Book 8 of Miscellaneous Records, at Page 232, in and for Sarpy County, Nebraska (hereinafter referred as "Easement" whether one or more); and

WHEREAS, pursuant to the authority contained in the Easement, Northern has constructed and currently operates and maintains a 16-inch pipeline (NEB48001) through and across the premises above-described; and

WHEREAS, of the premises described in the Easement, Owner is present owner of the following described premises (hereinafter referred to as "Owned Premises"):

See Exhibit "A", attached hereto
and, by this reference, made part hereof.

WHEREAS, the parties hereto desire to more clearly define their rights under the Easement and further desire to modify and amend the Easement in certain respects.

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

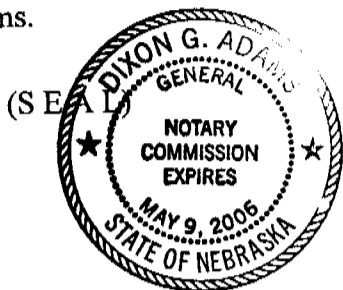
1. That Northern shall, and by these presents does, hereby limit its right-of-way under the Easement across the Owned Premises only to a strip of land 90 feet in width, the centerline of which strip shall be the present location of Northern's existing 16-inch pipeline (NEB48001) (hereinafter referred to as "Pipeline Right-of-Way").

2. That Northern shall, and by these presents does, hereby release from the Easement all of its rights in and to the Owned Premises EXCEPT the Pipeline Right-of-Way described in Paragraph 1 above, upon which Pipeline Right-of-Way the Easement is retained in full force and effect, with all rights (including, without limitation, multiple line rights) originally granted to Northern in the Easement; and EXCEPT Northern retains its right of ingress to and egress from the Pipeline Right-of-Way, to which right the Owned Premises shall remain subject.

B

STATE OF NEBRASKA)
)SS
COUNTY OF SARASOTA)

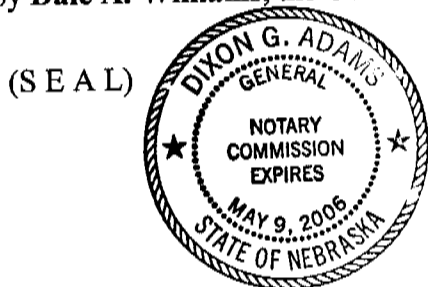
The foregoing instrument was acknowledged before me this 25 day of March, 2005, by **Kenneth E. Williams**, the Co-Personal Representative of the Estate of Leona C. Williams.



[Signature]
Notary Public
My Commission Expires May 9, 2006

STATE OF NEBRASKA)
)SS
COUNTY OF SARASOTA)

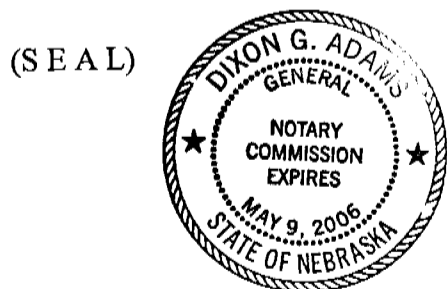
The foregoing instrument was acknowledged before me this ____ day of _____, 2005, by **Dale A. Williams**, the Co-Personal Representative of the Estate of Leona C. Williams.



[Signature]
Notary Public
My Commission Expires May 9, 2006

STATE OF NEBRASKA)
)SS
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 24 day of March, 2005, by **Theresa A. Williams**, the Co-Personal Representative of the Estate of Leona C. Williams.



[Signature]
Notary Public
My Commission Expires May 9, 2006

2005 10132C

EXHIBIT "A"

A tract of land located in part of the Southeast Quarter (SE $\frac{1}{4}$) of Section 10, Township 13 North, Range 13 East of the 6th P.M., in Sarpy County, Nebraska, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 10; thence North 00°08'10" West (assumed bearing), 33.00 feet, along the West line of said Southeast Quarter, to the North right-of-way line of Fairview Road and the Point of Beginning; thence along the Easterly line of Tregaron, as platted and recorded, in Sarpy County, Nebraska, the following 7 courses: (1) continuing North 00°08'10" West, 1,253.80 feet; (2) thence North 83°18'38" East, 194.66 feet; (3) thence North 00°02'15" East, 638.86 feet; (4) thence North 89°44'14" East, 194.26 feet; (5) thence North 00°56'11" West, 730.74 feet; (6) thence South 50°27'03" East, 713.06 feet; (7) thence North 89°03'49" East, 194.84 feet, to the West right-of-way line of the Kennedy Freeway; thence along said West right-of-way line the following 5 courses: (1) South 08°58'00" West, 292.14 feet; (2) thence South 07°12'53" East, 1,775.94 feet; (3) thence South 52°50'43" West, 133.34 feet; (4) thence South 85°51'51" West, 250.45 feet; (5) thence South 75°44'12" West, 154.30 feet, to the North right-of-way line of Fairview Road; thence South 89°21'03" West, 789.67 feet, along said North right-of-way line, to the Point of Beginning.

And also,

A tract of land located in part of the Southeast Quarter (SE $\frac{1}{4}$) and Northeast Quarter (NE $\frac{1}{4}$) of Section 10, Township 13 North, Range 13 East of the 6th P.M., in Sarpy County, Nebraska, being more particularly described as follows:

Commencing at the southeast corner of said Section 10; thence South 89°21'03" West (assumed bearing), 203.30 feet, along the South line of said Southeast Quarter; thence North 01°1'00" West, 98.52 feet, to the Point of Beginning; thence along the East right-of-way line of the Kennedy Freeway the following four courses; (1) North 82°24'07" West, 405.48 feet; (2) thence North 19°08'41" West, 743.65 feet; (3) thence North 13°37'09" West, 1,198.24 feet; (4) thence North 10°31'38" West, 1,059.07 feet, to the Northwest corner of Lot 12, Butterfields Subdivision; thence North 89°07'31" East, 50.00 feet, along the North line of said Lot 12, to the East right-of-way line of 13th Street; thence North 00°07'49" West, 140.01 feet, along said East right-of-way line to the centerline of Papillion Creek; thence South 76°17'37" East, 772.49 feet, along said centerline, to the West right-of-way line of Fort Crook Road (formerly Highway No. 75); thence along said West right-of-way line the following five courses; (1) thence along a curve to the left having a radius of 3,849.05 feet, an arc length of 174.00 feet, with a long chord bearing South 08°8'12" West, for 173.98 feet; (2) thence South 47°10'48" East, 542.30 feet; (3) thence South 03°31'12" West, 1,153.30 feet; (4) thence South 88°45'58" West, 8.50 feet; (5) thence South 01°21'00" East, 1,228.08 feet, to the Point of Beginning.