



Paramount Designs
215 N. Main
Fremont, Ne 68025

R.O.W.# 20013
JO 42B5054

US WEST COMMUNICATIONS, INC.
-EASEMENT-

The undersigned Grantor for and in consideration of \$Five Hundred Dollars and 00/100 (\$500.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto U S WEST Communications, Inc., a Colorado corporation, whose address is 910 North 43RD Avenue, Omaha, Nebraska, its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities, including electrical facilities, from time to time, as said Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

11' F. Street

A strip of land 10' wide, commencing at a point on the North section line and 1320' East of the West section line of Section 4, thence extending in the Southerly direction for 25'

NW NW

part of the NW1/4 of section 4 Township 14N Range 11E of the 6th Principal Meridian, situate in the County of Douglas State of NE

("Easement Area"). Grantee shall have the right of ingress and egress over and across the lands of the Grantor to and from the Easement Area. Grantee may grant additional easements within the Easement Area to parties providing electrical facilities, gas pipelines and other utilities services, whether such other parties are related to or not related to Grantee. Grantee shall be responsible for all damage caused to Grantor in its exercise of the right and privileges herein granted. Grantor reserves the right to occupy, use and cultivate said easement for all purposes not inconsistent with the rights herein granted. The rights, conditions and provisions of this easement shall inure to the benefit of and be binding on the heirs, executors, administrators, successors and assigns of the respective parties herein. Any claim, controversy or dispute arising out of this easement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in {the county where the property is located}.

Dated this 22 day of August, 1995.

Robert Dickinson
Grantor - Robert Dickinson

Grantor - _____
Grantee - 9225 H4-14-11

GEORGE J. BULL
REGISTERED
DORCEAS CO.

Aug 28 11 24 AM '95

RECEIVED

ACKNOWLEDGMENT

State of Nebraska) SS
County of Douglas)

On this the 22 day of Aug, 1995, before me, Deanna V. Gustin, the undersigned officer, personally appeared Robert Dickinson known to me or satisfactorily proven to be the person(s) whose name(s) _____ subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

FEE 52 R FOI-60000
DEL CO COMP VP
LEGAL PG 1 PV

In witness whereof, I hereunto set my hand and official seal

Deanna V. Gustin
Notary Public
GENERAL NOTARY State of Nebraska
Deanna V. Gustin
My Comm. Exp. Aug. 04, 1997

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS