

1297 737 MISC



09448 99 737-739

Nebr Doc Stamp Tax
Date
\$
By

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 JUN 22 PM 3: 01

RECEIVED

*9/4/8 B M 44642*

FEE <i>15</i>	FB <del>15</del>	
BKP <i>comp</i>	C/O	COMP <i>10</i>
DEL	SCAN <i>dc</i>	FV <i>dm</i>

EASEMENT AND RIGHT-OF-WAY

THIS INDENTURE, made this 11th day of JUNE, 1999, between CELEBRITY HOMES, INC., a Nebraska Corporation ("Grantor"), and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal Corporation, ("Grantee"),

WITNESS:

That Grantor, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Metropolitan Utilities District of Omaha, its successors and assigns, an easement and right-of-way to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of water and all appurtenances thereto, together with the right of ingress and egress on, over, under and through lands described as follows:

PERMANENT EASEMENT

A tract of land in Wood Creek, a subdivision, as surveyed, platted, and recorded in Douglas County, Nebraska, described as follows:

The southerly fifteen feet (15') of Outlot B. *★*

This permanent easement contains 0.072 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

*★ Now know as lot 33 Wood Creek Replat One*

TO HAVE AND TO HOLD said Easement and Right-of-Way to Grantee, Metropolitan Utilities District of Omaha, its successors and assigns.

1. The Grantor and its successors and assigns shall not at any time erect, construct or place on or below the surface of the easement tract any building or structure, except pavement and similar covering, and shall not permit anyone else to do so.
2. The Grantee shall restore the surface of any soil excavated for any purpose hereunder, as nearly as is reasonably possible to its original contour within a reasonable time after the work is performed.
3. Nothing herein shall be construed to waive any right of Grantor or duty and power of Grantee respecting the ownership, use, operations, extensions and connections to any pipeline constructed and maintained hereunder.
4. The Grantor is a lawful possessor of this real estate; has good right and lawful authority to make such conveyance; and Grantor and its successors and assigns shall warrant and defend this conveyance and shall indemnify and

*Return To:  
TJ Seiver  
MUD Law Dept  
1723 Harney St.  
Omaha NE 68102-1960*



**METROPOLITAN  
UTILITIES  
DISTRICT**  
OMAHA, NEBRASKA

**EASEMENT  
ACQUISITION**

FOR  
WCC 8843

LAND OWNER  
CELEBRITY HOMES, INC.  
14002 "L" ST.  
OMAHA, NE. 68137

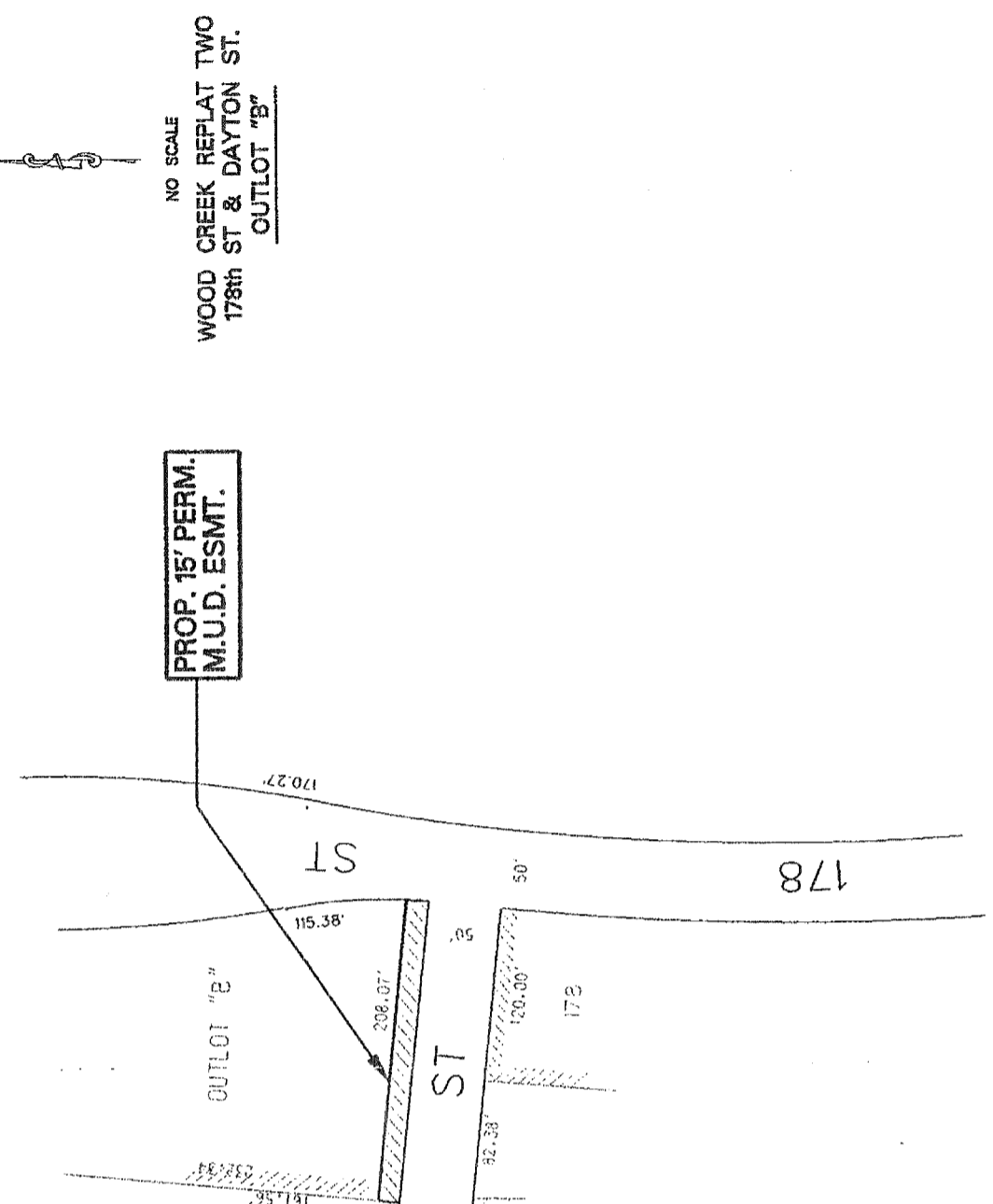
TOTAL ACRE  
PERMANENT 0.072 ±  
TOTAL ACRE X ±  
TEMPORARY

LEGEND  
 PERMANENT EASEMENT  
 TEMPORARY EASEMENT

PAGE 1 OF 1

DRAWN BY LJ  
 DATE 5-13-99  
 CHECKED BY  
 DATE  
 APPROVED BY JWS  
 DATE 6-3-99  
 REVISED BY  
 DATE  
 REV. CHK'D. BY  
 DATE  
 REV. APPROV. BY  
 DATE

**W O O D  
C R E E K  
R E P L A T  
T W O**





1312 160 MISC



15585 99 160-161

Nebr Doc Stamp Tax
Date
\$
By

RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 OCT 12 PM 1:01

RECEIVED

BKUG  
August 10, 1999

Doc.# \_\_\_\_\_

**RIGHT-OF-WAY EASEMENT**

15585 B  
 FEE 1750 FB MI-44642  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP [Signature]  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Village Homes LLC.  
Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

lots Five (5) through Nineteen (19), Inclusive, Wood Creek Addition, as surveyed  
platted and recorded in Douglas County, Nebraska.

in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, hereafter referred to as "District", a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

(See sketch on the reverse side hereof for approximate easement locations.)

**CONDITIONS:**

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/their 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 Owner(s) have executed this instrument this 027 day of August, 1999.

**OWNERS SIGNATURE(S)**

[Signature] MANAGER

< COMPLETE ACKNOWLEDGEMENT ON REVERSE SIDE HEREOF >

RETURN TO:  
OMAHA PUBLIC POWER DISTRICT  
% Right of Way 6W/EP1  
444 South 16th Street Mall  
Omaha, NE 68102-2247

CORPORATE ACKNOWLEDGMENT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEBRASKA

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

COUNTY OF DOUGLAS

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

On this 27 day of AUGUST, 19 99, before me the undersigned, a Notary Public in and for said County, personally came

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

Ryan Larsen

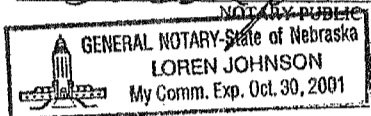
Margaret  
President of Village Homes L.L.C.  
personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be \_\_\_\_\_ voluntary act and deed for the purpose therein expressed.

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

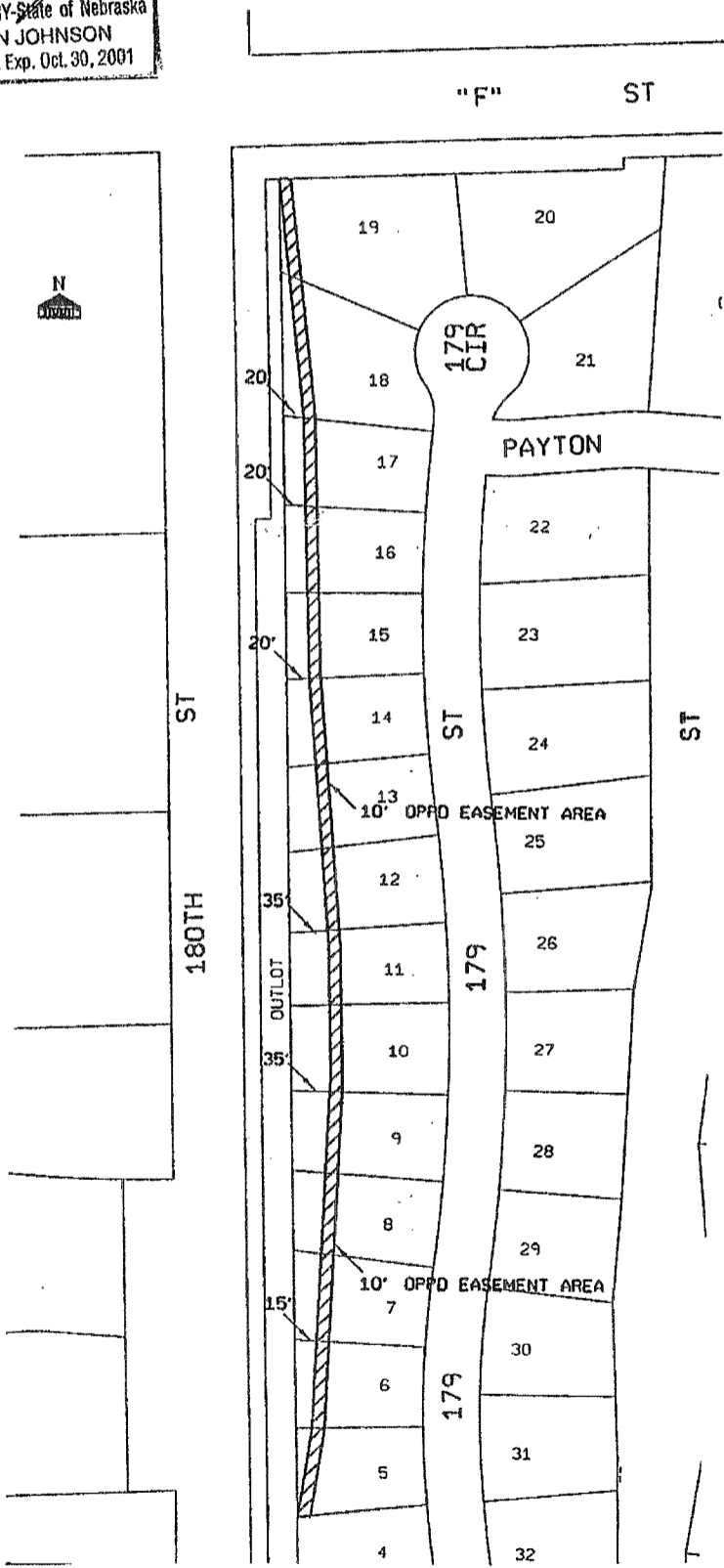
Witness my hand and Notarial Seal the date above written.

Witness my hand and Notarial Seal the date above written.

Loren Johnson



NOTARY PUBLIC



Distribution Engineer \_\_\_\_\_ Date \_\_\_\_\_ Property Management \_\_\_\_\_ Date \_\_\_\_\_  
Section NW 1/4 4 Township 14 North, Range 11 East  
Salesman Wilkins Engineer Keating Est. # \_\_\_\_\_ W.O.# 2867801