

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2002-15196

2002 APR 24 P 1:26 PM

[Signature]
REGISTER OF DEEDS

Counter [Signature]
Verify [Signature]
D.E. [Signature]
Proof [Signature]
Fee \$ 14.50

Chk Cash Chg

OPPD

Joint
January 29, 2002

Doc.# _____

JOINT UTILITY EASEMENT

Lakewood Villages Limited Partnership
Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

Lots One Hundred Eighty (180) and One Hundred Eighty-one (181), Lots One Hundred Eighty-three (183) through and including Lot One Hundred Eighty-seven (187), and Outlots Two (2) and Two A (2A) of Lakewood Villages, as surveyed, platted and recorded in Sarpy 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, Qwest Communications, and any other company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, a permanent utility easement to erect, operate, maintain, repair, and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electrical current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over through, under and across the following described real estate, to wit:

(See Exhibit "A" on the reverse hereof for a drawing of the easement areas.)

The Grantor hereby grants to said Utilities, their 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.

No permanent buildings or retaining walls shall be placed in the easement area, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein.

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 Utilities 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 15th day of April, 2002.

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Right of Way 6W/EPI
444 South 15th Street Mall
Omaha, NE 68102-2247

R+R

OWNER'S SIGNATURE(S)
Lakewood Villages Limited Partnership
by Dodge-Lots Joint Venture, General Partner
By Lots, Inc., one of two members
of Dodge-Lots Joint Venture
By Dodge Land Co. one of two members
of Dodge-Lots Joint Venture
by: [Signature]
W.L. Morrison, President
By: [Signature]
W.L. Morrison, Jr., President

2002-15196A

CORPORATE ACKNOWLEDGMENT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF

STATE OF

COUNTY OF

COUNTY OF

On this 15th day of April, 2002, before me the undersigned, a Notary Public in and for said County, personally came W.L. Morrison, Jr., President of Dodge Land Co. and Lots, Inc.

On this _____ day of _____, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____

_____ 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 The voluntary act and deed for the purpose therein expressed.
of the Limited Partnership

_____ 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.

Mary Sykes

NOTARY PUBLIC

NOTARY PUBLIC

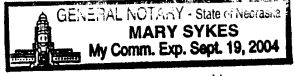
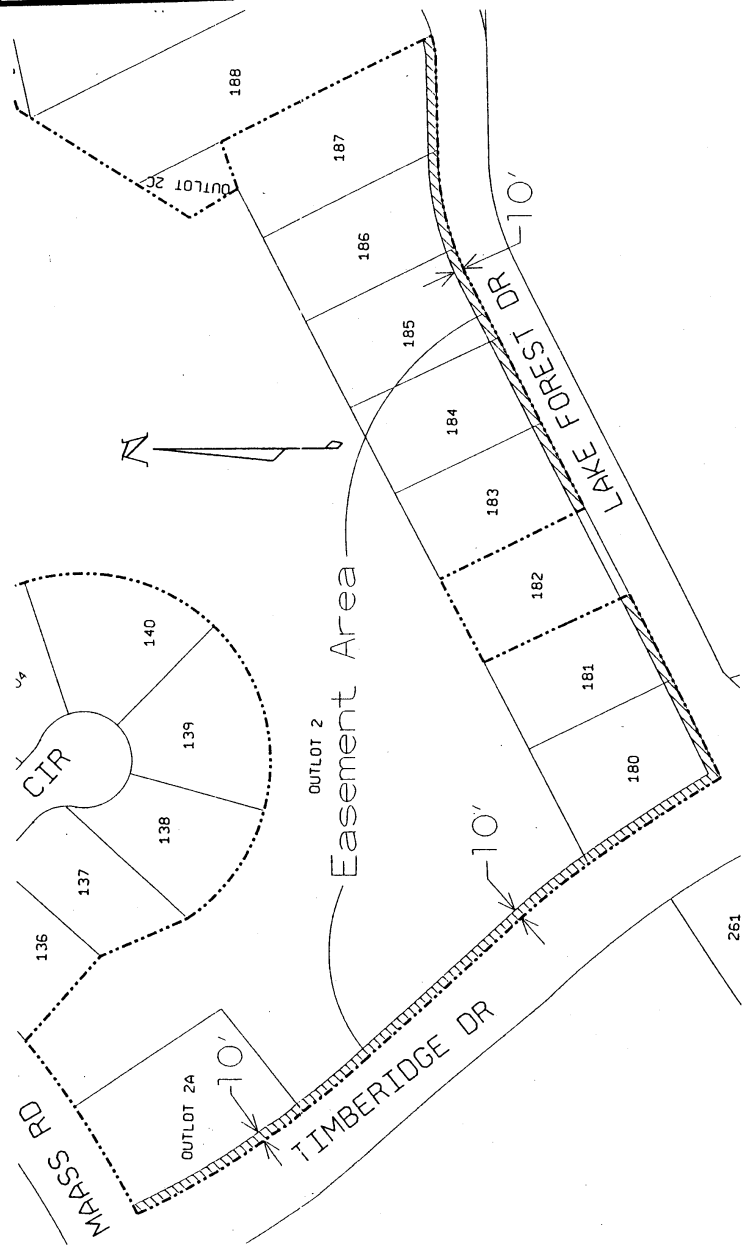


EXHIBIT "A"



NE 1/4 Section 06, T 13 N, R 13 E, County Sarpy ROW RAM
Rep Carnazzo Eng Gabriel Serv Req # W.O.# 78985-01