

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2002-15197
2002 APR 24 P 1:29 B
Glenn J. Morrison
REGISTER OF DEEDS

COUNTER MA
Verify sn
D.E. a
Proof MA
Fee \$ 20.50
CK Cash Chg
OPPD

Joint
January 29, 2002

Doc.# _____

JOINT UTILITY EASEMENT

Dodge-Lots Joint Venture

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

Lots Two Hundred Sixty-two (262) through and including Lot Two Hundred Seventy-seven (277), Lots Three Hundred Five (305) and Three Hundred Six (306), Lots Three Hundred Thirty-eight (338) and Three Hundred Thirty-nine (339), and Lot Three Hundred Seventy-nine (379) 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:

A Ten (10) foot strip of land along the Timberidge Drive frontage of the above-described Real Estate. (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.

OWNERS SIGNATURE(S)

RECEIVED
OMAHA PUBLIC POWER DISTRICT
400 F STREET, SUITE 100
OMAHA, NE 68102-2597
R x R (E) 2/22

Dodge-Lots Joint Venture
a Nebraska Joint Venture

By Dodge Land Co. A Nebraska Corporation
One of two Members of Dodge-Lots Joint Venture
by: *W.L. Morrison, Jr.*
W.L. Morrison, Jr., President

Dodge-Lots Joint Venture,
a Nebraska Joint Venture

By Lots, Inc., a Nebraska Corporation
one of two Members of Dodge-Lots
Joint Venture
By: *W.L. Morrison, Jr.*
W.L. Morrison, Jr., President

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 _____

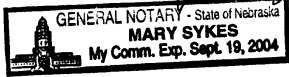
_____ personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be The voluntary act and deed for the purpose therein expressed.

_____ 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.

of the Joint Venture
Witness my hand and Notarial Seal the date above written.

Witness my hand and Notarial Seal the date above written.

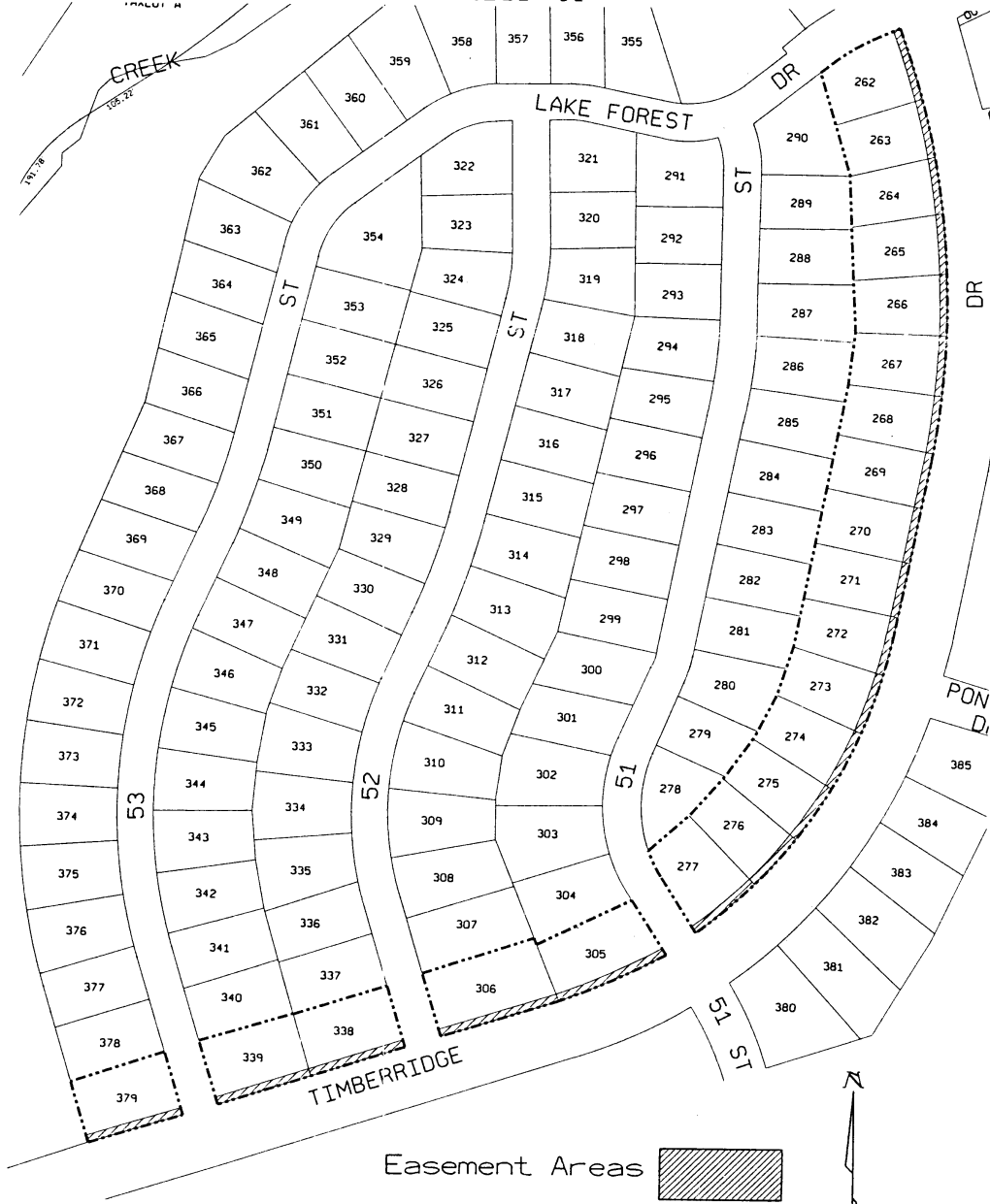
Mary Sykes



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