

FILED SARP Y CO. NE.
 INSTRUMENT NUMBER
 2001-23068
 2001 JUL 26 P 12:22
 REGISTER OF DEEDS

COUNTER am
 VERIFY D
 D.E. am
 PROOF am
 Fee \$ 71.50
 CK Cash Chg opp

Revised March 28, 2001

Doc. # _____

JOINT UTILITY EASEMENT

DODGE-LOTS JOINT VENTURE, A Nebraska Joint Venture

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

Out Lot Nine (OL 9), Lakewood Villages, as surveyed, platted and recorded in Sarpy County, Nebraska. Together with Tax Lot B1 located in the Northeast Quarter of Section 6, Township 13 North, Range 13 East of the 6th P.M., Sarpy county, Nebraska, and also tax Lot 21 located in the Southeast Quarter of Section 31, Township 14 North, Range 13 East of the 6th P.M., 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 Cox Communications, Inc. 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 it through, under and across the following described real estate, to wit:

The northerly 5 feet of Tax Lot B1 located in the Northeast Quarter of Section 6, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, and also Tax Lot 21 located in the Southeast Quarter of Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska as it adjoins Lake Forest Drive as shown in the drawing on reverse side hereof. Together with that portion of Outlot 9, Lakewood Villages as surveyed, platted and recorded in Sarpy County, Nebraska as shown on the sketch on the reverse side hereof.

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/she/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 27th day of July, 2001.

OWNERS SIGNATURE(S)

Dodge-Lots Joint Venture
 By: Dodge Land Co., a Nebraska corporation
 and one of two partners in Joint Venture
 Dodge-Lots Joint Venture

By: W.L. Morrison, Jr.
 W. L. Morrison, Jr., President

RETURN TO: W.L. Morrison, Jr., President
 % Right of Way 6W/EP1
 444 South 16th Street Mall
 Omaha, NE 68102-2247

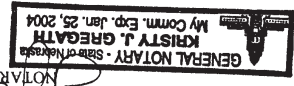
23068

CORPORATE ACKNOWLEDGMENT

On this 19th day of June, 2001, before me the undersigned, a Notary Public in and for said County, personally came W. L. Morrison, Jr., President of Dodge-Lots & Lots, Inc., the Joint Venture Partners in Dodge-Lots Joint Venture personally to me known to be the identical persons) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written

Kristy J. Gregath
 Kristy J. GREGATH
 NOTARY PUBLIC



INDIVIDUAL ACKNOWLEDGMENT

On this _____ day of _____, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____

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

Witness my hand and Notarial Seal the date above written.

 NOTARY PUBLIC

Customer Rep. Carrazo Engineer Keating Svc Reg. # 6710 W.O. # 00073718
 NE 6 13 13 N, R 13 E, County Sarpy ROW RD Date March 28, 2001
 SE 1/4, Section 31, T 14 N, R 13 E, County Sarpy ROW RD Date March 28, 2001

