

Line No. 73

KNOW ALL MEN BY THESE PRESENTS:

The undersigned Owners, John R. Swanson, Trustee

and the undersigned Tenant, Fred G. Kumm

hereinafter called "Grantor(s), in consideration of the sum of One Dollar & Other Considerations (\$ 1.00---), and of the further agreements herein stated, do hereby grant and convey to OMAHA PUBLIC POWER DISTRICT, its successors and assigns, hereinafter called "District", a right of way with the perpetual right to survey, construct, reconstruct, relocate, inspect, repair, replace, add to, maintain and operate thereon, electrical transmission lines consisting of poles, towers, tower foundations, down guys, anchors, crossarms, insulators, wires, supports and other fixtures and equipment over, above, along, under, in and across the following described real estate situated in Douglas County, State of Nebraska, to-wit:

The Northwest Quarter (NW1/4) of Section Twenty (20), Township Fifteen (15) North, Range Eleven (11), East of the 6th P.M., Douglas County, Nebraska.

the area of the above described real estate to be covered by this easement shall be as follows: The East and South Two Hundred feet (200') of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Fifteen (15) North, Range Eleven (11), East of the 6th P.M., Douglas County, Nebraska.

1. District shall have the right of ingress and egress across the Grantor's property for any purpose necessary in connection with the survey, construction, reconstruction, relocation, inspection, repair, replacement, addition to, maintenance, operation and removal of said lines. Such ingress and egress shall be exercised in a reasonable manner.
2. District shall have the right to trim or remove all trees and brush on said right-of-way as may be necessary to efficiently survey, construct, reconstruct, relocate, inspect, repair, replace, add to, maintain, operate and remove said lines, together with the express provision that any and all trees which, in falling, would come within 15 feet of the nearest electric line conductor may be topped or removed. All refuse from such tree cutting or trimming shall be burned or removed by the District.
3. District hereby agrees to pay the Grantor(s) for any damage to real and/or personal property, fences, livestock, and to growing crops by reason of the survey, construction, reconstruction, relocation, inspection, repair, replacement, addition to, maintenance, operation, and removal of said electric lines. Payment for damages shall be on or before 90 days after the completion of any line construction or maintenance.
4. Grantor(s) may cultivate, use and enjoy the land within the right-of-way provided that such use shall not, in the judgement of the District, endanger or be a hazard to or interfere with the survey, construction, reconstruction, relocation, inspection, repair, replacement, addition to, maintenance, operation and removal of said lines, and provided further, that the Grantor(s) shall not allow any buildings, structures, combustible material or property, including hay or straw stacks to remain or be placed upon the above described easement area or change or alter the grade of the right-of-way herein described without the prior written consent of the District.
5. District shall have the right, at any time, to relocate or add additional electric transmission lines consisting of poles, towers, tower foundations, down guys, anchors, crossarms, insulators, wires, supports and other fixtures and equipment with changed dimensions and different voltages, over, above, along, under, in and across the above described real estate covered by this easement.
6. It is further agreed that Grantor(s) has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/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.

This agreement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Dated this 1 day of April, 1970.

OMAHA PUBLIC POWER DISTRICT

[Signature]
Assistant General Manager

ATTEST:

[Signature]
Assistant Secretary

[Signature]
John R. Swanson, Trustee

[Signature]
Fred G. Kumm

APPROVED

ENGR. DEPT. <u>Ch. Miller</u>	LEGAL DEPT. <u>PK</u>	ACCT. DEPT. <u>E.C. J...</u>	Grantor(s) C. & S. ENGR. <u>[Signature]</u>
DATE <u>4-3-70</u>	DATE <u>4/7/70</u>	DATE <u>4/7/70</u>	DATE <u>4-2-70</u>

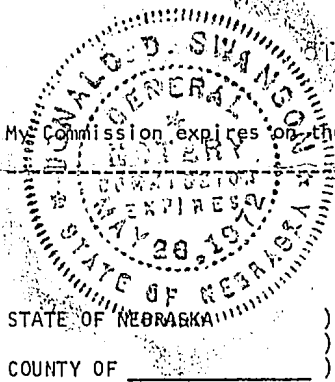
STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

On this 1 day of April, 1970, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John R. Swanson Trustee to me known personally to be the identical person(s) who signed the foregoing instrument 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.

Donald Swanson
Notary Public

My Commission expires on the 26 day of May, 1972.



CERTIFICATE OF ACKNOWLEDGEMENT - Corporation

STATE OF NEBRASKA)
COUNTY OF _____) ss.

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County and State, appeared _____ and _____ to me personally known, who being by me duly sworn, did say that they are _____ President and _____ Secretary respectively of _____

(a Corporation), that the Seal affixed to said instrument is the Seal of said Corporation and that said instrument was signed and sealed on behalf of said Corporation and acknowledged execution thereof to be the voluntary act and deed of said Corporation, by it voluntarily executed.

WITNESS my hand and Notarial Seal the date above written.

Notary Public

My Commission expires on the _____ day of _____, 19____.

MORTGAGEE'S CONSENT

TO OMAHA PUBLIC POWER DISTRICT:

As legal holder and owner of all the notes or other evidences of indebtedness secured by mortgage or deed of trust, dated the _____ day of _____, 19____, recorded in the Recorder's Office of _____ County, Nebraska, in Book _____, page _____, the undersigned hereby consent(s) and join(s) in the granting to said District of the within and foregoing right-of-way agreement.

Dated _____

ACKNOWLEDGEMENT OF MORTGAGEE'S CONSENT

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, 19____, before me, a Notary Public in and for said County and State, personally appeared _____

to me known to be the person(s) who is (or are) named here in and who executed the foregoing instrument and acknowledged that he executed the same as _____

My Commission expires: _____

Vertical stamp: ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF SAID COUNTY AND RECORDED IN BOOK 488 OF PAGE 375. Includes signature of C. Harold Ostler, Register of Deeds, and other administrative markings.

Handwritten notes: 15, Muel, (AR)

Handwritten notes: MAIL Omaha Public Power Dist, 623, G.P.N.P.O., Compared 20-15-11 Fee 625, 20-15-11