

FILED FOR RECORD 3-27-89 12:45 P.M. IN BOOK 120 & PAGE 10
PAGE 995 Roy O. Dandling REGISTER OF DEEDS, SARPY COUNTY, NEB.

60-9795
484-1-3

MODIFICATION AND AMENDMENT OF EASEMENT GRANT

This instrument made and entered into this 23 day of February,
1985 by and between NORTHERN NATURAL GAS COMPANY, a Delaware Corporation,
(hereinafter referred to as "Northern") and BLUE RIDGE LAND CO.

(hereinafter referred to as "Owners").

WITNESSETH THAT:

WHEREAS, Northern is the holder of an Easement Grant covering the
following described premises in Sarpy County, Nebraska:

Tax Lot 8 in Section 21, Township 14 North, Range 13 East
which Easement Grant has been recorded in Book 9 of Miscellaneous Records at
Page 667 in the Office of the Register of Deeds for Sarpy County, Nebraska; and

WHEREAS, pursuant to the authority contained in said Easement Grant,
Northern has constructed and currently operates and maintains a 4-inch pipeline
through and across the premises above-described; and

WHEREAS, of the premises described in said Easement Grant, Owners
are present owners of the following described premises:

Tax Lot 3 which includes Blue Ridge Addition
First, Second and Third plattings as surveyed, platted and
recorded and the remaining unplatted areas in Tax Lot 8 of
Section 21, Township 14 North, Range 13 East, Sarpy County,
Nebraska.

WHEREAS, the parties hereto desire to more clearly define their
rights under such Easement Grant and further desire to modify and amend said
Easement Grant in certain respects.

NOW, THEREFORE, in consideration of the premises and of the mutual
covenants and agreements hereinafter set forth, it is agreed by and between
the parties hereto as follows:

1. That Northern shall, and by these presents does, hereby limit
its right-of-way under the aforescribed Easement Grant, to a strip of land
20 feet in width across the property of the Owners as last described above,
the centerline of which strip shall be the present location of Northern's
4-inch pipeline. A plat showing the location of said strip of land is
attached hereto as Exhibit "A" and is, by this reference, made a part
hereof.

2. That Northern shall, and by these presents does, hereby release
from its said Easement Grant all of the above-described property of the owners
except the strip of land described in Paragraph 1 above, upon which strip
said Easement Grant is retained as herein modified.

3. That Grantor shall not build, create, construct, nor allow to
be built, created or constructed, any hard surface road, building, or other
structure, nor alter the grade or permit such alteration anywhere on the
land upon which Grantee has reserved its Easement rights without the written
consent of the Grantee.

FILED FOR RECORD IN SARPY COUNTY NEBR. March 26 19 85 AT 9 O'CLOCK AM
AND RECORDED IN BOOK 33 OF DEEDS PAGE 68 REGISTER OF DEEDS

05036

600-495A

This instrument and the covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

"NORTHERN"

"OWNERS"

By W. S. Hagan
Vice President

BLUE RIDGE LAND CO.

Attest Bill Lawrence
Assistant Secretary

W. J. Guenther
President
W. J. Guenther
Secy-Treas.



STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 23rd day of February A.D., 1965, before me a Notary Public duly commissioned and qualified in and for said county and state, personally came W. S. Hagan Vice President, and W. J. Guenther Assistant Secretary of NORTHERN NATURAL GAS COMPANY, who are personally known to me to be the identical persons whose names are affixed to the above instrument as Vice President and Assistant Secretary of said corporation, and they acknowledged the said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said corporation.

IN WITNESS my hand and official seal at Omaha in said county and state this 23rd day aforesaid.

W. S. Hagan

STATE OF NEBRASKA :
COUNTY OF DOUGLAS : SS.

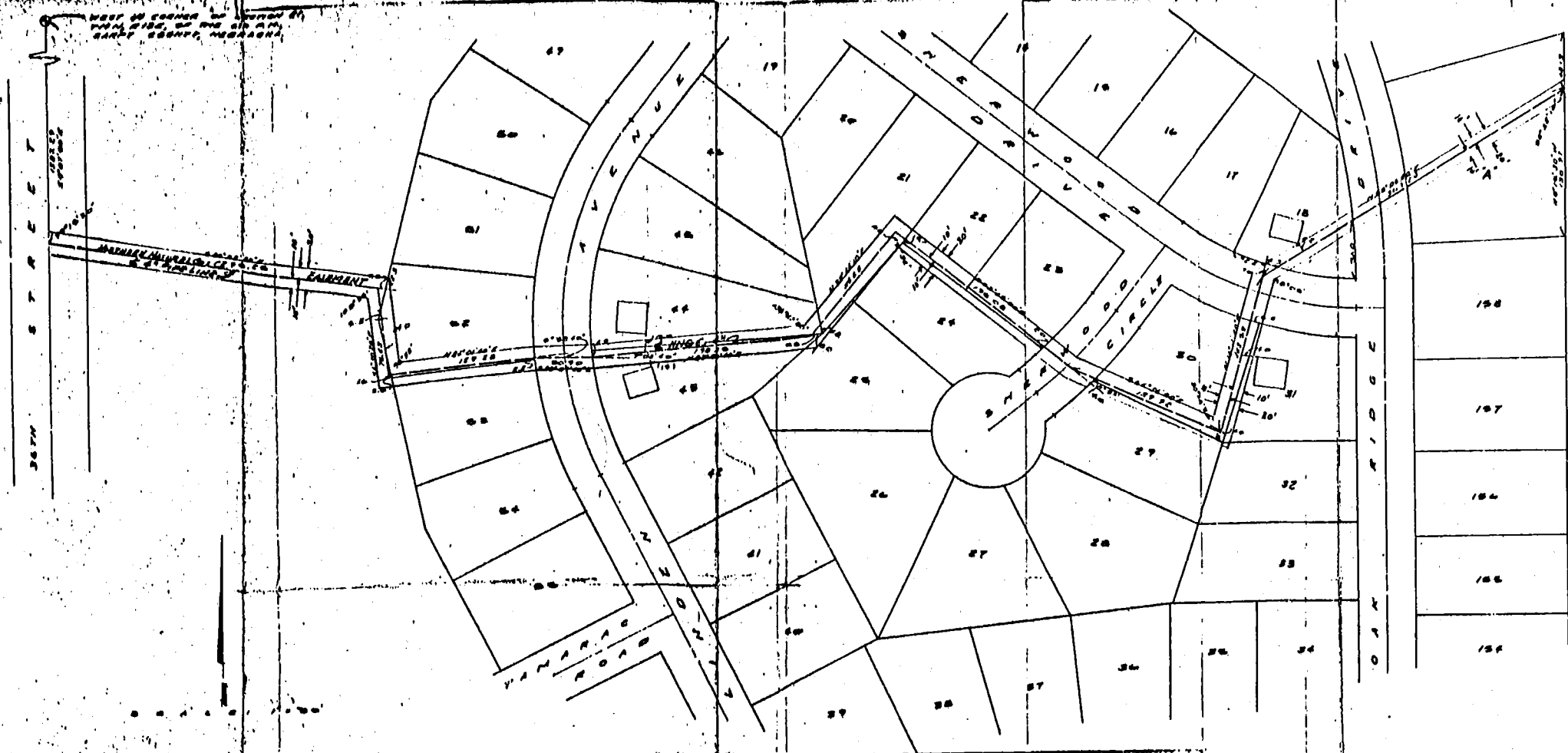
On this 23rd day of February, A.D., 1965, before me a Notary Public duly commissioned and qualified in and for said county and state, personally came W. S. MASTERS, President and R. S. MASTERS, Secretary-Treasurer who are personally known to me to be the identical persons whose names are affixed to the above instrument as President and Secretary-Treasurer of said corporation, and they acknowledged the said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said corporation.

IN WITNESS my hand and official seal in Omaha, in said county and state, this date aforesaid.

W. S. Masters



My Commission Expires 11-23-69



Legal Description of Northern Natural Gas pipeline running through the Blue Ridge Addition
 Commencing at a point 1387.29 feet S 0° 07' 50" E from the West 1/4 corner of Section 23, T. 34 N., R. 13 E. of the 6th P.M., Garge County, Nebraska, said point lying on the West line of said Section 23; thence S 20° 52' 20" E, 285.21 feet; thence S 6° 30' 20" E, 26.43 feet; thence N 80° 01' 40" E, 129.38 feet; thence S 89° 54' 40" E, 56.91 feet; thence N 83° 50' 40" E, 148.23 feet; thence N 18° 40' 20" E, 110.44 feet; thence S 57° 00' 10" E, 195.06 feet; thence S 65° 00' 10" E, 118.58 feet; thence N 18° 11' 40" E, 191.53 feet; thence N 58° 06' 40" E, 163.24 feet to a point on the East line of Lot "A", Blue Ridge, as surveyed, plotted, and recorded in Garge County, Nebraska, and lying 28.13 feet S 0° 15' 10" E of the Northwest corner of said Lot "A". (The West line of said Section 23 assumed S 0° 07' 50" E in direction.)

DA 1962

James C. Bell
 Civil Engineer, Land Surveyor No. 99



LAMP, RYANSON & ASSOCIATES <small>ENGINEERS, SURVEYORS & LAND BROKERS</small>	<small>SCALE: AS SHOWN</small> <small>DATE: APR 1962</small> <small>REVISIONS:</small>	NORTHERN NATURAL GAS PIPE LINE LOCATION	
		BLUE RIDGE	<small>PLOTTING NUMBER</small> 22-81

EXHIBIT A

600-995B