



BK 0896 PG 722



MISC 1989 14175

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

March 31, 1989

Revised June 6, 1989

Revised June 21, 1989

RIGHT-OF-WAY EASEMENT

Distribution

BOOK 896 PAGE 722

T

I, X COSADA OF NEBRASKA, INC. Owner(s)
We, _____ of the real estate described as follows, and hereafter referred to as "Grantor",

Creighton Memorial St. Josephs Hospital Terrace Addition as surveyed, platted and recorded in Douglas 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, a public corporation, its successors and assigns, referred to as "Grantee", a permanent right of way easement to install, operate, maintain, repair, replace, and renew its electric facilities over, upon, above, along, under, in and across the following described real estate, to wit:

See the reverse side hereof for sketch of easement area.

CONDITIONS:

- (a) Where Grantee's facilities are constructed Grantees shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cables, fixtures, guys and anchors and other instrumentalities within a strip of land as indicated above, together with the right to trim or remove any trees along said line so as to provide a minimum clearance from the overhead facilities of at least twelve feet (12').
- (b) The Grantee shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.
- (c) Where Grantee's facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change of grade elevation or any excavations shall be made therein without prior written approval of the Grantees, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (d) Where Grantee's facilities are placed adjacent to Grantor's property line, Grantor hereby grants the owner of said adjacent property, or his agent, reasonable access to Grantee's facilities.
- (e) It is further agreed that Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her its/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.

X IN WITNESS WHEREOF, the parties hereto have signed their names and caused the execution of this instrument this 26 day of June, 19 89.

COSADA OF NEBRASKA, INC.

BY: [Signature]

VICE PRESIDENT

Distribution Engineer [Signature] Date 8-19-89 Property Management [Signature] Date 8-18-89
 Section SE 1/4 27 Township 15 North, Range 13 East 8201441 Creighton Uni - Dept of
 Salesman Gellerman Engineer D'Louhy Est. # 8900462 W.O. # 4989 Radiology

2305 1/2 S 10th St.

COMPLETE APPROPRIATE ACKNOWLEDGEMENT ON REVERSE SIDE

CORPORATE ACKNOWLEDGEMENT

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF Missouri
COUNTY OF Platte

STATE OF _____
COUNTY OF _____

On this 26 day of June, 19 89
before me the undersigned, a Notary Public in and
for said County, personally came Douglas

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

R. ADAMS

Vice-President of Cosana of Nebraska

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
his 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.

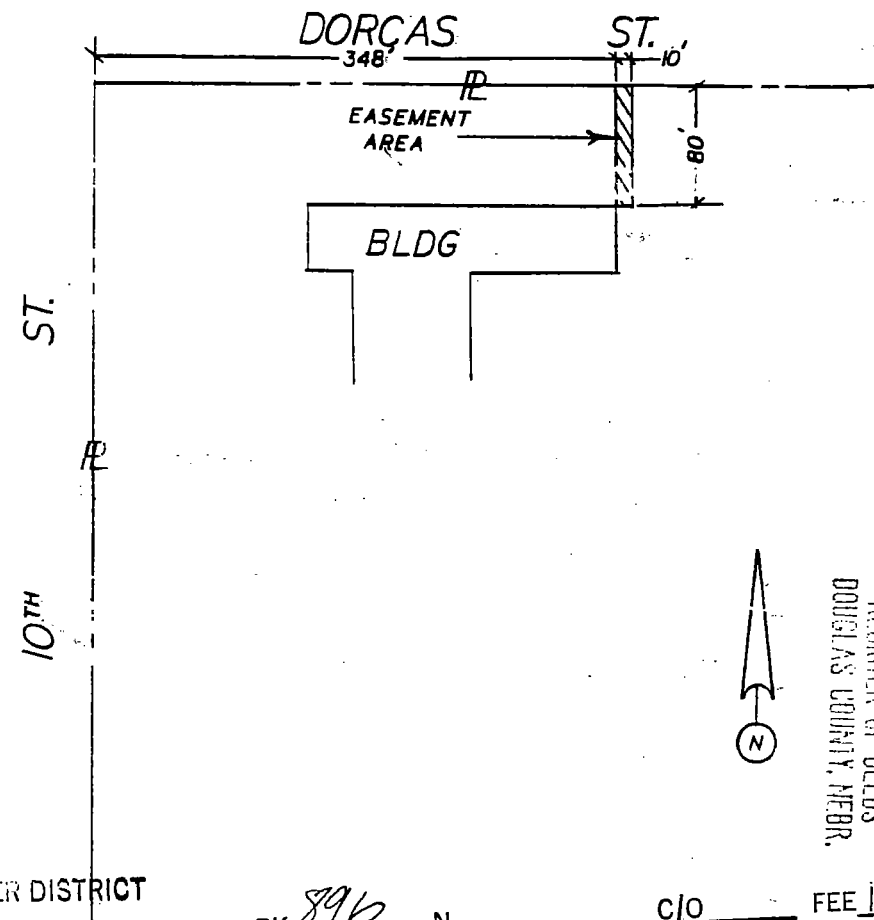
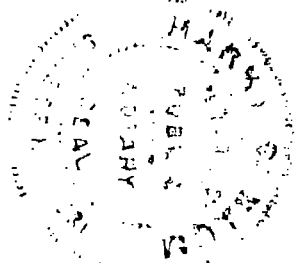
Witness my hand and Notarial Seal at Kansas
City, Mo in said County the day and year
last above written.

Witness my hand and Notarial Seal the date above
written.

Harry G. Baum
NOTARY PUBLIC

NOTARY PUBLIC

HARRY G. BAUM, NOTARY PUBLIC
PLATTE COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES 8/24/91



RECEIVED
1989 AUG 28 PM 12:47
GEORGE J. RUCLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

14175 Misc 7

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Real Estate Division
444 South 16th Street Mall
Omaha, NE 68102-2247

BK 896 N _____ C/O _____ FEE 1050
PG 722-723 DEL _____ MC WC
OF Michael COMP _____ F/B 85-8260