

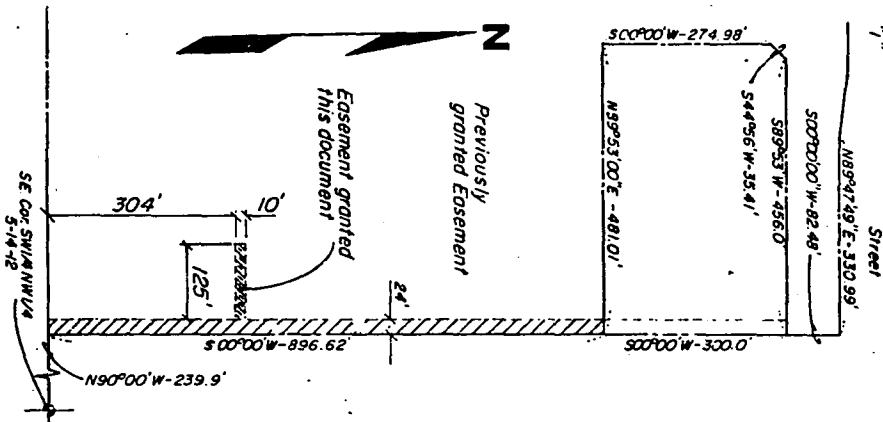
I, A. C. Nelsen Enterprises, Inc.

Owner(s)

of the real estate described as follows, and hereafter referred to as "Grantor",

A tract of land located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Five (5), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Five (5); thence N90°00'00"W (assumed bearing), along the South line of said Northwest Quarter (NW1/4) of Section Five (5), a distance of Two Hundred Thirty-nine and nine tenths feet (239.9') to the point of beginning; thence continuing N90°00'00"W, a distance of Six Hundred Ninety-three and Fifty-five hundredths feet (693.55'); thence N34°32'31"W, a distance of Four Hundred Thirty-six and twenty-three hundredths feet (436.23'); thence N05°41'35"W, a distance of Seven Hundred Four and one hundredth feet (704.01'); thence N89°34'39"W, a distance of Twenty-five feet (250.0'); thence N00°25'21"E, a distance of Two Hundred Nine and ninety-eight hundredths feet (209.98'); thence N45°06'54"E, a distance of Thirty-five and Fifty-five hundredths feet (35.55'); thence S89°56'39"E, a distance of Six Hundred Twenty and Thirty-four hundredths feet (620.34'); thence S80°26'58"E, a distance of One Hundred one and Thirty-nine hundredths feet (101.39'); thence N89°47'49"E, a distance of Three Hundred Thirty and Ninety-nine hundredths feet (330.99'); thence S00°00'00"W, a distance of Eighty-two and forty-eight hundredths feet (82.48'); thence S89°53'00"W, a distance of Four Hundred Fifty-six feet (456.0'); thence S44°56'00"W, a distance of Thirty-five and Forty-one hundredths feet (35.41'); thence S00°00'00"W, a distance of Two Hundred Seventy-four and ninety-eight hundredths feet; thence N89°53'00"E, a distance of Four Hundred Eighty-one and one hundredth feet (481.01'); thence S00°00'00"W, a distance of Eight Hundred Ninety-six and Sixty-two hundredths feet (896.62') to the point of beginning.

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:



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 Grantees 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.

IN WITNESS WHEREOF, the parties hereto have signed their names and caused the execution of this instrument this _____ day of _____, 19____.

A. C. Nelsen Enterprises, Inc.

by Andrew C. Nelsen
Andrew C. Nelsen, President

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County, personally came Andrew C. Nelsen
A. C. Nelsen Enterprises, Inc.
President of _____
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.

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 19____, 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) and who acknowledged the execution thereof to be _____ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal at Omaha in said County the day and year last above written.

Witness my hand and Notarial Seal the date above written.

GENERAL NOTARY - State of Nebraska
AUDREY A. FROLO
My Comm. Exp. September 5, 1982
NOTARY PUBLIC

NOTARY PUBLIC

Distribution Engineer JH Date 8-3-82 Land Rights and Services DK Date 7/10/82

11818 "L" ST.

Recorded in Misc. Book No. _____ at Page No. _____ on the _____ day of _____, 19____
NW 1/4 Section 5 Township 14 North, Range 12 East Salesman Horstman Engineer Perkins Est. # 8101672.0, 9733

RECEIVED
1982 AUG 19 PM 3:13
C. HANOLD COSTLER
REGISTRAR OF DEEDS
DOUGLAS COUNTY, NEBR.

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