

OCC, Inc.

Owner(s)

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

That part of the NE 1/4 of the SE 1/4 of Section 26, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at a point 485.0 feet South of and 122.31 feet West of the East 1/4 corner of said Section 26; thence S02°58'52"W for 85.0 feet; thence N90°00'E for 43.0 feet; thence S02°58'52"W for 149.68 feet; thence along a curve to the right (radius of 1216.50 feet and long chord bearing S07°01'04"W for 256.03 feet) an arc distance of 256.51 feet; thence along a curve to the right (radius of 472.91 feet long chord bearing S18°56'55"W for 64.18 feet) an arc distance of 64.23 feet; thence S22°50'23" W for 36.61 feet; thence along a curve left (radius of 308.58 feet and long chord bearing S17°03'50"W for 62.11 feet) an arc distance of 62.22 feet; thence S11°17'16"W for 78.81 feet; thence along a curve to the right (radius of 42.05 feet and long chord bearing S47°46'45"W for 50.02 feet) an arc distance of 53.58 feet; thence along a curve to the right (radius of 662.22 feet) an arc distance of 66.97 feet; thence N89°54'32"W for 113.74 feet; thence North for 415.87 feet; thence West 173.0 feet to the East right of way line of 73rd Street; thence North for 53.94 feet; thence along a curve to the right (radius of 175 feet and long chord bearing N12°47'40"E for 77.51 feet) arc distance of 78.16 feet; thence N25°35'19"E for 133.66 feet; thence South 120.91 feet; thence East 200 feet; thence North 210 feet; thence East 193.79 feet 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, and the NORTHWESTERN BELL TELEPHONE COMPANY, a corporation, its successors and assigns, collectively referred to as "Grantees", a permanent right of way easement to install, operate, maintain, repair, replace, and renew its electric and telephone facilities over, upon, above, along, under, in and across the following described real estate, to wit:

See reverse side of this document for 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 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) 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 23 day of July, 1975.

OCC, Inc.

By:

Walter Cook NP
Walter Cook

STATE OF New York

COUNTY OF New York

On this 23 day of July, 1975,

before me the undersigned, a Notary Public in and for said

County, personally came

OCC, 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 _____ 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 the date above written.

Witness my hand and Notarial Seal at 310 Madison Ave. in said County the day and year last above written.

JOHN J. DALY
NOTARY PUBLIC

JOHN J. DALY
Notary Public, State of New York
No. 24-02DA4602548
Qualified in Kings County
Commission Expires March 30, 1976

NOTARY PUBLIC

My Commission expires: _____

My Commission expires: _____

Distribution Engineer ML Date 5/7/75; Land Rights and Services Q Date 8/1/75

Recorded in Misc. Book No. _____ at Page No. _____ on the _____ day of _____, 19 _____
Section 26 Township 15 North, Range 12 East Salesman Horstma Engineer D. Louhy Est. 126540 N.O. 8/79

O.C.C. Office Bldg.
2120 S. 72nd St.

