



BK 0828 PG 472



MISC 1987 17556

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

RIGHT-OF-WAY EASEMENT

I, Howard D. Vann Owner(s)
We, of the real estate described below, and hereafter referred to as "Grantor(s)", 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:

Lot Two (2) Heide Heights Addition, as surveyed, platted and recorded in Douglas County, Nebraska.

RECEIVED

1987 OCT -7 PM 1:58

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

BRN 828 N 79A - 244 ^{MA} CJO ✓ FEE 5.50
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OF AWC COMP JK FIB 63-16040

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- CONDITIONS:
- (a) Since Grantor does not intend to dedicate any streets, alleys or public ways for public use, where Grantees facilities are to be constructed to serve Grantor's apartment project, Grantees shall have the right to survey, construct, reconstruct, relocate, alter, inspect, repair, replace add to, maintain and operate service lines, poles, wires, cable, crossarms, guys and anchors and other instrumentalities for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sound of all kinds and the reception thereof, including all services of the Grantees to the improvements on the above described real estate, over, above, along, under, in and across a strip of land Ten feet (10') in width, being Five feet (5') on each side of and parallel to facilities as constructed by Grantees.
 - (b) The Grantees shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted excepting those portions thereof which will be occupied by apartment structures and/or garages (The terms apartment house structures shall not include adjacent walks, driveways, parking areas or streets) and excepting those portions which may hereafter be occupied by a swimming pool and bathhouse, the specific location thereof to be hereafter agreed upon between the parties. Such ingress and egress shall be exercised in a reasonable manner.
 - (c) Grantor, its successors and assigns, covenant that at no time will any buildings, structures, pipelines or other property, except walks or driveways be erected, constructed, used or placed on or below the surface of said land where Grantees' facilities have been constructed.
 - (d) Grantees shall restore the surface of the soil excavated for any purpose hereunder to the original contour thereof as near as may be and to repair or replace the surface of any walks or driveways which may have been disturbed for any purpose hereunder as near as may be.
 - (e) Grantees may extend any facilities constructed hereunder from which service to said project is accomplished through and beyond said project the same as if said facilities were in dedicated streets, alleys or public ways.
 - (f) It is further agreed 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 or assigns shall warrant and defend the same and will indemnify and hold harmless the Grantees forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

WITNESS my hand and Notary Seal this 23rd day of September, 1987
Howard D. Vann

STATE OF _____ COUNTY OF _____

STATE OF NEBRASKA COUNTY OF DOUGLAS

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

On this 23 day of September, 1987, before me the undersigned, a Notary Public in and for said County and State, personally appeared Howard D. Vann

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.

personally to me known to be the identical person(s) and who acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

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



Eileen V. Randell
NOTARY PUBLIC

My Commission expires: _____ My Commission expires: April 14, 1989

Distribution Engineer R&J Date 10-2-87; Land Rights and Services _____ Date _____
Recorded in Misc. Book No. _____ at Page No. _____ on the _____ day of _____, 19____
Section NE 1/4 8 Township 15 North, Range 12 East Salesman O'Brien Engineer Padilla Est. 8700903 No. # 7860