

I, UNITED OF OMAHA Owner(s)
We, of (agent for) the real estate described as follows, and hereafter referred to as "Grantor":

Part of Lot One Hundred Sixty-two (162) of Regency 2nd Addition, an addition to Douglas County, Nebraska, as surveyed, platted and recorded.

In consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, its successors and assigns, and the NORTHWESTERN BELL TELEPHONE COMPANY, its successors and assigns, collectively referred to as "Grantee", a permanent easement, with rights of ingress and egress thereto, to install, operate, maintain, repair, replace and renew its electric and telephone facilities over, upon, along and under the following described real estate, to wit:

See sketch on the reverse side of this document for location of easement area.

CONDITIONS:

- (A) Where Grantee's facilities are constructed they shall have the right to install, operate, maintain, repair, replace and renew said facilities consisting of ~~xxx~~ cable, fixtures, ~~xxxx~~ within a strip of land as indicated ~~xxxx~~
- (B) After electric and telephone facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change in grade elevation or any excavations shall be made therein without prior written approval, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (C) The foregoing right is granted upon the express condition that the Grantees will assume liability for all damages to the above described property caused by Grantees' failure to use due care in its exercise of the granted right.
- (D) It is further agreed Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the Grantee 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 Notarial Seal this 15th day of October, 1971.

ATTEST: [Signature]
Notary Public

UNITED OF OMAHA
[Signature]
vice Pres

Grantors

STATE OF _____ }
COUNTY OF _____ } ss

STATE OF Nebraska }
COUNTY OF Douglas } ss

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

On this 15th day of October, 1971, before me the undersigned, a Notary Public in and for said County, personally came _____

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.

R. S. Salyards Vice, President of United of Omaha, (a corporation), to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the Corporate Seal of said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal the date above written.

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

Notary Public

[Signature]
Notary Public
Commission expires Sept. 28, 1973

My Commission expires _____



1" = 300'

INTERSTATE 680

Lot 162

REGENCY CIRCLE

Lot 163
Building

LEGAL

Lot 162, Regency 2nd Addition
Lot 163, Regency 2nd Addition

ESSEX COURT
10' Wide Easement
25' Wide Easement

REGENCY PARKWAY

Existing O.P.R.D. 10' Wide
Underground Easement

Existing O.P.R.D. 10' Wide
Underground Easement

Existing O.P.R.D. Underground
Easement (Entire Street)

Existing O.P.R.D.
Easement

$N14^{\circ}17'52''W$
299.93'

499.69'

$S19^{\circ}09'52''W$
300.00'

324.60'

Private Street

REGENCY PARKWAY

330'

H. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
29 DAY OF October 1971 71936A M. C. HAROLD COOPER, REGISTER

625