

20013614
STATE OF NEBRASKA COUNTY OF WASHINGTON, SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 10th DAY OF August A.D. 2001
AT 1:25 O'CLOCK P.M. AND RECORDED IN BOOK
342 AT PAGE 359-360
COUNTY CLERK Charlotte L. Petersen
DEPUTY Karen Madson

Recorded
General
Numerical
Photostat
Proofed

FILED

01 AUG 10 PM 1:25

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY, CLERK
BLAIR, NEBR.

DIST
Revised July 31, 2001

Doc.# _____

RIGHT-OF-WAY EASEMENT

WOODHOUSE FORD, INC., and W.P., LLC Owner(s) of the real estate described as follows,
and hereafter referred to as "Grantor",

Tax Lot Seventy-six (76) in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4)
of Section 23, Township 18 North, Range 11 East of the 6th P.M., Washington 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, hereafter referred to as "District", 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:

A strip of land Sixteen (16) feet in width in the approximate location as shown on
Exhibit "A" on the reverse side hereof.

CONDITIONS:

Where the District's facilities are constructed the District 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, and 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').

The District 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.

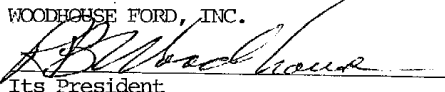
Where the District's facilities have been installed, no trees, permanent buildings or other structures shall
be placed in or encroach the easement and no change of grade elevation or any excavations shall be made
therein without prior written approval of the District, but the same may be used for landscaping or other
purposes that do not then or later interfere with the granted easement uses.

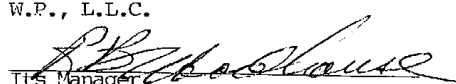
Where the District's facilities are placed adjacent to Grantor's property line, Grantor hereby grants the
owner of said adjacent property, or his agent, reasonable access to the District's facilities.

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 Owner(s) have executed this instrument this 10th day of August, 2001.

OWNERS SIGNATURE(S)

WOODHOUSE FORD, INC.

Its President

W.P., L.L.C.

Its Manager

RETURN TO: < COMPLETE ACKNOWLEDGMENT ON THE REVERSE SIDE HEREOF >
OMAHA PUBLIC POWER DISTRICT
6 Right of Way 6W/EP1
144 South 16th Street Mall
Omaha, NE 68102-2247

CORPORATE ACKNOWLEDGMENT

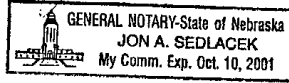
STATE OF NEBRASKA

COUNTY OF WASHINGTON

On this 3rd day of August, 2001, before me the undersigned, a Notary Public in and for said County and State, personally came Robert B. Woodhouse, President of Woodhouse Ford, Inc., 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.

Witness my hand and Notarial Seal the date above written.

[Signature]
NOTARY PUBLIC



INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEBRASKA

COUNTY OF WASHINGTON

On this 3rd day of August, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared Robert B. Woodhouse, Manager of W.P., LLC, 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 the date above written.

[Signature]
NOTARY PUBLIC

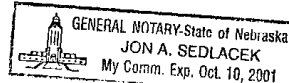


EXHIBIT "A"

