

S.I.D. #189 Owner(s)

A tract of land located in the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described on the reverse side of this document.

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:

Within the East 12 feet of the North 150 feet of the above tract of land.

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 poles, wires, cable, fixtures, guys and anchors within a strip of land \_\_\_\_\_ feet in width, 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) 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 29th day of November, 1971.

ATTEST:
S. I. D. #189 of Douglas County, Nebraska
S. I. D. #189 of Douglas County, Nebraska
Clerk

S. I. D. #189 of Douglas County, Nebraska
Chairman

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 29th day of November, 1971, before me the undersigned, a Notary Public in and for said County, personally came Ralph J. Balsano, Chairman 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.

S.I.D. #189 (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 the day and year last above written.

Notary Public

Notary Public

My Commission expires \_\_\_\_\_

My Commission expires 2/20/73

Commencing at the Northwest corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 10, thence South 00° 09' 25" West (assumed bearing), along the West line of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 10, a distance of 50.00 feet to the point of beginning; thence South 89° 27' 20" East a distance of 330.00 feet; thence South 00° 09' 25" West, a distance of 150.00 feet; thence North 89° 27' 20" West a distance of 330.00 feet, to a point on the West line of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 10; thence North 00° 09' 25" East along the West line of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 10, a distance of 150.00 feet to the point of beginning.

Said tract contains 1.136 acres, more or less.

RECEIVED

1971 DEC 15 AM 9 53

C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

11  
Prose

THE STATE OF NEBRASKA  
Douglas County

Entered in Meritcal Index and filed  
for record in the office of the Register of  
Deeds of Douglas County and recorded in

Book 505 of *Prose*

Page 419

*C. Harold Ostler*

Register of Deeds

BY \_\_\_\_\_  
Deputy

MAIL  
*[Signature]*

10-14-12 (P.N.P.S.)

Completed Fee 6.25

10-14-12