

FILED SARPY CO. NE.
INSTRUMENT NUMBER
20407906

2004 MAR -8 A 11: 12 0

Glenn J. ...
REGISTER OF DEEDS

COUNTER *[Signature]* C.E. *[Signature]*
VERIFY *[Signature]* D.E. *[Signature]*
PROOF _____
FEES \$ 12.50
CHECK# 0991
CHG 0991 CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

Revised January 21, 2004

Doc.#

JOINT UTILITY EASEMENT

HARRISON GROUP, L.L.C.

Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

Lots Five, Six, Seven, Nine, and Ten (5,6,7,9,10), Harrison Woods Replat Three, an Addition as surveyed, platted and recorded in Sarpy 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, Qwest Communications, and any other company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, subject to matters of record, a permanent utility easement to erect, operate, maintain, repair, and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electrical current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over through, under and across the following described real estate, to wit:

(See reverse side hereof for sketch of easement area.)

The Grantor hereby grants to said Utilities, their successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip.

Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District.

No permanent buildings or retaining walls shall be placed in the easement area, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the Utilities 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 Owners(s) have executed this instrument this 16th day of February, 2004.

Harrison Group, L.L.C.
a Nebraska Limited Liability
Company by Trust Management, Inc
Manager
OWNERS SIGNATURE(S)

Randall Wiesele
by *Randall Wiesele* President

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
55 Tenth St Way CW/EPI
666 South 10th Street Mall
Omaha, NE 68102-2247

2004-07906.A

CORPORATE ACKNOWLEDGMENT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEBRASKA

STATE OF

COUNTY OF DOUGLAS

COUNTY OF

On this 16 day of February, 2004, before me the undersigned, a Notary Public in and for said County, personally came

On this _____ day of _____, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared

Randall Wresler

President of First Management 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.

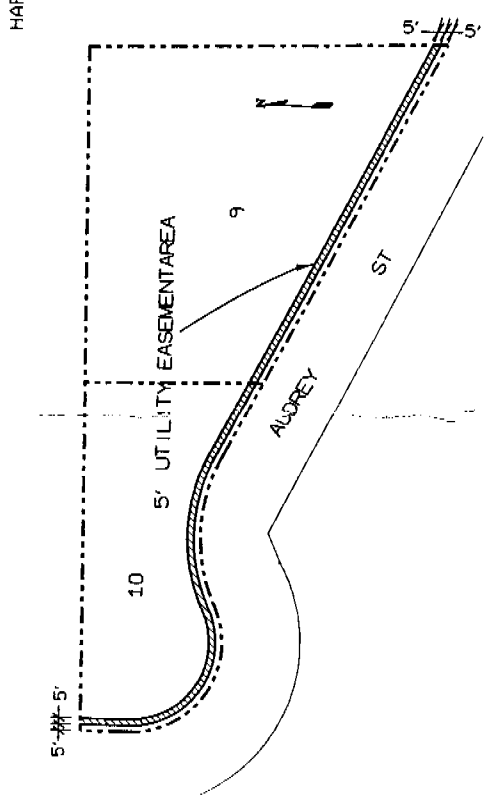
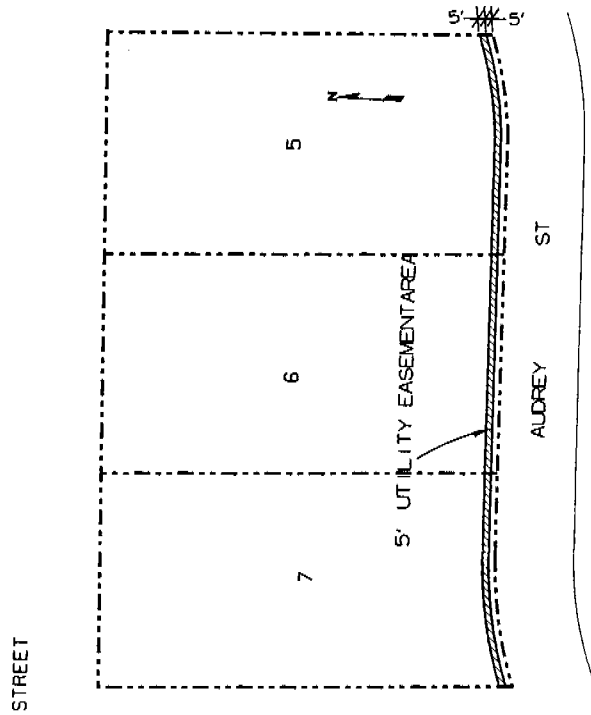
personally to me known to be the identical person(s) and who acknowledged the execution thereof to be _____ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

Witness my hand and Notarial Seal the date above written.

Terr L Tefft
NOTARY PUBLIC

NOTARY PUBLIC



NE 1/4, Section 16, T 14 N, R 11 E, County Sarpy ROW RJD Date January 21, 2004

Customer Rep. Wilkins Engineer Gabriel Srvc Req. # 16470 W.O.# 0014802201

07906