

RIGHT-OF-WAY EASEMENT

I, Rue A. & James C. Kern Owner(s)  
of the real estate described as follows, and hereafter referred to as "Grantor",

Lot Fifteen (15), Ernest Sweets 2nd Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

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:

A strip of land five feet (5') in width, lying adjacent to and parallel to the North line of said Lot Fifteen (15), Ernest Sweets 2nd Addition.

1 Misc

RECEIVED

1980 FEB 20 PM 3:30

C. HARVEY STUBBS  
REGISTERED  
DOUGLAS COUNTY, NEBRASKA

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Fee 2.25  
Index [initials]  
Compd. [initials]  
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CONDITIONS:

- (a) Where Grantee's facilities are constructed Grantees 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, 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) The Grantees 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.
- (c) Where Grantee'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 Grantees, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (d) 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 parties hereto have signed their names and caused the execution of this instrument this 25 day of Jan, 1980

[Signature]  
[Signature]

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

STATE OF Nebr.  
COUNTY OF Doug

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

On this 25 day of Jan, 1980, before me the undersigned, a Notary Public in and for said County and State, personally appeared Rue A. Kern & James C. Kern

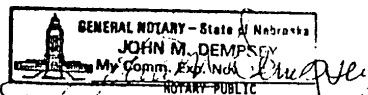
President of \_\_\_\_\_ personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be \_\_\_\_\_ voluntary act and deed for the purpose therein expressed.

husband & wife personally to me known to be the identical person(s) and who acknowledged the execution thereof to be their 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.

My Commission expires: \_\_\_\_\_  
NOTARY PUBLIC



Distribution Engineer HT Date 2/6/80; Land Rights and Services [initials] Date 1/29/80

My Commission expires: Feb 17 1981

Recorded in Misc. Book No. \_\_\_\_\_ at Page No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
Section \_\_\_\_\_ Township \_\_\_\_\_ North, Range \_\_\_\_\_ East Salesman Cotting- Engineer Hultman Est. # 517 W.O. # 6111  
ham

24th & Howard (Rue Kern)