

Section 19 of Township 10 North, Range 7 East, Lancaster County, Nebraska

EXHIBIT A

EASEMENT FOR ELECTRIC LINE

KNOW ALL MEN BY THESE PRESENTS:

That, Omaha, Lincoln & Beatrice Railway Company, of *MJ* Lancaster County, Nebraska, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto Consumers Public Power District, hereinafter called the "District," its lessees, successors and assigns, the permanent right, privilege and easement of right-of-way to construct and maintain all necessary poles, wires, guys, anchors and other necessary equipment in connection therewith on and across the following described property situated in Lancaster County, Nebraska, more particularly described as follows:

All of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Ten (10) North, Range Seven (7) East, Lancaster County, Nebraska, lying East of a line parallel to and Three Hundred Ninety-one and Twenty-seven Hundredths (391.27) feet East of the West line of that Quarter and North of a line Twenty (20) feet distant Southerly from and parallel with the center line of the Omaha, Lincoln & Beatrice Railway. Said center line intersects the said line parallel to the West line of that Quarter ($\frac{1}{4}$) of Quarter ($\frac{1}{4}$) at a point Fifteen (15) feet South from the North line thereof, thence passes Easterly bearing to the North by a curve, the radius of which is Five Hundred Seventy-three and Sixty-nine Hundredths (573.69) feet, a distance of One Hundred Sixteen and Thirty-three Hundredths (116.33) feet, where it intersects the North line of that Quarter ($\frac{1}{4}$) of Quarter ($\frac{1}{4}$) Section.

And also, with an exception hereinafter described, a strip of land Fifty (50) feet in width across part of the South portion of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Nineteen (19), Township Ten (10) North, Range Seven (7) East, Lancaster County, Nebraska. Said strip lies Twenty-five (25) feet on the North and South of the center line of the Omaha, Lincoln and Beatrice Railway, which center line is described as follows:

Beginning at a point Fifteen (15) feet South and Three Hundred Ninety-one and Twenty-seven Hundredths (391.27) feet east from the Southwest corner of this quarter ($\frac{1}{4}$) of Quarter ($\frac{1}{4}$), thence East bearing North by a curve, the radius of which is Five Hundred Seventy-three and Sixty-nine Hundredths (573.69) feet a distance of One Hundred Sixteen and Thirty-three Hundredths (116.33) feet intersecting the South boundary of said Quarter ($\frac{1}{4}$) of Quarter ($\frac{1}{4}$) Section Five Hundred and Six (506) feet East of its Southwest corner and continuing said curve a distance of Two Hundred Forty-one and five tenths (241.5) feet, thence Northeast by a tangent to said curve, a distance of Six Hundred Twenty-Five and Sixty-five Hundredths (625.65) feet, thence in a curve to said tangent, the radius of which is Nine Hundred Fifty-five and Thirty-six Hundredths (955.36) feet passing North-easterly bearing East a distance of One Hundred One (101) feet intersecting the East boundary of said



Quarter ($\frac{1}{4}$) of Quarter ($\frac{1}{4}$) Section One Hundred Fifty and Six Tenths (150.6) feet South from the Northeast corner of the South Half ($\frac{1}{2}$) of said Quarter ($\frac{1}{4}$) of Quarter ($\frac{1}{4}$).

The excepted parcel in the South portion of the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4} NE\frac{1}{4}$) of Section Nineteen (19), Township Ten (10) North, Range Seven (7) East, Lancaster County, Nebraska, is as follows: All of the right-of-way in the Southeast Quarter of the Northwest Quarter of the Northeast Quarter ($SE\frac{1}{4} NW\frac{1}{4} NE\frac{1}{4}$) of said last described section, beginning at the Northeast corner of Lot One (1), Block Seven (7), Woods Bros. University Addition to the City of Lincoln, running thence North to the North line of the right-of-way, thence Northeasterly along the line of said right-of-way to a point One Hundred Forty-five (145) feet West of the East line of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter ($SE\frac{1}{4} NW\frac{1}{4} NE\frac{1}{4}$), thence South to the Northwest corner of Lot One (1), Block Eight (8) Woods Bros. University Addition, thence Southwesterly along said right-of-way to the place of beginning being a strip sixty-six (66) feet wide East and West and a part of Idylwild Drive.

And also all of Lot "A", and all of Lot "B" except the North Ten (10) feet, and all the parts of Lot "C" in Block Four (4) and Lot "D" in Block Five (5) lying South of a line Fifty (50) feet North and parallel to the South line of said Lots "C" and "D" all in Hazelhurst Subdivision to the City of Lincoln.

And also a strip of land fifty (50) feet wide lying within and being a part of the South Half of the Northeast Quarter of the Northeast Quarter ($SE\frac{1}{2} NE\frac{1}{4} NE\frac{1}{4}$) Section Nineteen (19), Township Ten (10) North, Range Seven (7) East of the Sixth P.M., in Lancaster County, Nebraska, said strip being bounded on the North by the North line of said Half ($\frac{1}{2}$) of Quarter ($\frac{1}{4}$) of Quarter ($\frac{1}{4}$), on the East by a line Thirty-three (33) feet West from and parallel with said east line of said Half ($\frac{1}{2}$) of Quarter ($\frac{1}{4}$) of Quarter ($\frac{1}{4}$), on the South by a line Fifty (50) feet South from and parallel with the North line of said Half ($\frac{1}{2}$) of Quarter ($\frac{1}{4}$) of Quarter ($\frac{1}{4}$) and on the West by a line Six Hundred Sixty and Two Tenths (660.2) feet West from and parallel with the East line of said Half ($\frac{1}{2}$) of Quarter ($\frac{1}{4}$) of Quarter ($\frac{1}{4}$).

The pole line herein contemplated shall extend from the east end of said described property to the west end thereof.

The District shall also have the privilege and easement of ingress and egress across the property to its officers and employees for any purpose necessary in connection with the construction, operation, maintenance and inspection of said line.

The District shall also have the right at any time to trim or remove such trees and underbrush as may in any way endanger or interfere with the safe operation of the lines and equipment used in connection therewith.

The District agrees that should the transmission line constructed hereunder be abandoned for a period of five (5) years the right-of-way or easement hereby secured shall then cease and terminate, and this contract shall be no further force and effect.



Signed the 9th day of October, 1953.

OMAHA, LINCOLN & BEATRICE RAILWAY COMPANY ^{my}

E. C. Ebbene
Secretary

By Mary Freshman
President

STATE OF NEBRASKA)
Lancaster County.)

On this 9th day of October, 1953, before me, the undersigned, a Notary Public, duly commissioned and qualified for and residing in said County, personally came

Mary Freshman and E. W. Hansen
to me known to be the identical persons whose names are affixed to the foregoing instrument as President and Secretary of the grantor, and known by me to be such President and Secretary, and acknowledged the same to be their voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.



E. C. Ebbene
Notary Public

My Commission expires January 18, 1957.

16-370 R
INDEXED 75-131
GENERAL INDEX
COMPARS
PAGE
Easement

STATE OF NEBRASKA } ss.
Lancaster County }
Entered on numerical index and
filed for record in the Register of
Deeds Office of said County the
9th day of October, 1953
at 10 o'clock and 20
minutes A.M. and recorded in
Book 100 of 100
Mary Freshman Register of Deeds
By E. C. Ebbene Deputy

75
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ADVISED WRIT OF POSSESSION

STATE OF NEBRASKA
LANCASTER COUNTY

G. A. Ackerman, being first duly sworn upon oath, deposes and says that he and Louise Ackerman, husband and wife, are the owners as joint tenants of Block 11, Townsend and Gads Subdivision of Block A, Bethany Heights, an addition to Lincoln, Lancaster County, Nebraska; that they are now in possession of said premises and that they and their predecessors in possession, immediate and remote have been in continuous, exclusive, open, notorious, hostile and adverse possession of said premises under claim of right and color of title for a period of time exceeding twenty-three (23) years; that no claim of any kind adverse to the possession and ownership is now pending or has been asserted or made during said period.

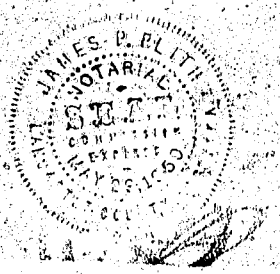
G. A. Ackerman

Subscribed in my presence and sworn to before me this

27 day of October, 1953.

James P. Smith
_____ Notary Public

Commission expires May 29, 1959



INDEXED
SERIALIZED
FILED
PAGED

12/22/51
Ackerman
AST

State of Nebraska
Lancaster County
Entered on numerical
filed for record in the
Recorder's office of said County
this 30 day of Oct. 1953
at 9 o'clock and
minutes of
Book _____ of _____
M. D. _____
W. H. Laughlin Register of Deeds
1950 Deputy

12/22/51