

OPPD Form No. 9-71-1

## EASEMENT

Distribution

I, STOCKADE CAFE, INC. Owner(s)  
 We, of (agent for) the real estate described as follows, and hereafter referred to as "Grantor":

Lots Seven (7), Eight (8) and Nine (9), Block Thirteen (13), Original Village  
 of Millard, Douglas County, Nebraska.

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:

See sketch on the reverse side of this document for location of easement area.

## CONDITIONS:

- (A) Where Grantee's facilities are constructed they shall have the right to install, operate, maintain, repair, re-  
 place and renew said facilities consisting of poles, wires, cable, fixtures, guys and anchors within a strip of land  
as indicated 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 9th day of May, 1972.

ATTEST:

ATTEST:

Grantors

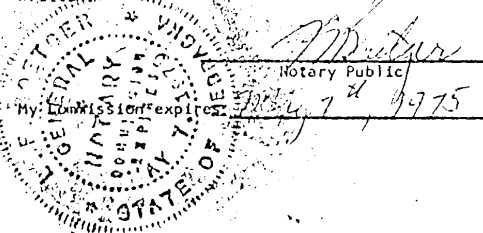
STATE OF NEBRASKA }  
 COUNTY OF Douglas } ss

On this 9th day of May,  
 1972, before me the undersigned, a Notary Public  
 in and for said County and State, personally appeared

Michael L. Cerone, President  
of Stockade Cafe, 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.



STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } ss

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

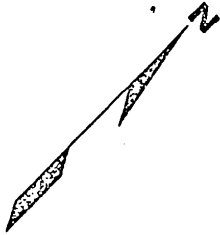
\_\_\_\_\_, President of \_\_\_\_\_

\_\_\_\_\_, (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.

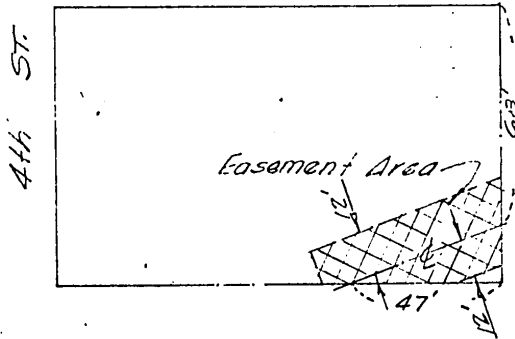
Witness my hand and Notarial Seal at \_\_\_\_\_,  
 in said County the day and year last above written.

Notary Public

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



"D" ST.



CHAROLD COLLIER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

1972 MAY 25 AM 9 34

RECEIVED

5 Shue

By

W. Harold Ostrom

FILE

Deply  
ATC 10/3/71  
GPP 8/71

54-55 Fee 675

56

57  
17

343

560 of mail

STATE OF NEBRASKA  
Douglas County  
Entered in Numerical Index and the  
Record in the office of the Register of  
Deeds of said County and recorded