

Return to:
GAINES, MULLEN, PANSING
& HOGAN
10050 Regency Circle, Suite 200
Omaha, NE 68114-3773

97-01098

97-001098

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[Signature]

REGISTER OF DEEDS

County *[initials]*
Verify *[initials]*
D.E. *[initials]*
Prod. *[initials]*
Fee \$ *[initials]*
Ck ☒
Cash ☐
Chg ☐

EASEMENT FOR ELECTRICAL, TELEVISION AND TELEPHONE LINES

This indenture made this 20 day of January, 1997, by and between EAGLE CREST DEVELOPMENT, L.L.C., a Nebraska limited liability company (hereinafter referred to as "Grantor"), and OMAHA PUBLIC POWER DISTRICT, U S WEST COMMUNICATIONS, and any company who has been granted a franchise under the authority of the City Council of the City of Papillion to provide cable television systems, and their successors (hereinafter collectively referred to as "Grantee").

WITNESSETH:

That Grantor, in consideration of the sum of One and no/100 Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantee, its successors and assigns, a permanent easement for access and maintenance of electrical, television and telephone lines and related facilities over, under and across that part of Lots 9 through 11, inclusive, Lots 40 through 49, inclusive, Lots 82 through 96, inclusive, Lot 98, and Lot 106, Eagle Crest, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, more specifically located and described on Exhibit A attached hereto which is hereby incorporated in and made a part of this Easement by reference.

To have and to hold said Easement and right-of-way unto the said Grantee, its successors and assigns, in perpetuity. Grantor, its successors and assigns, shall be entitled to and do hereby reserve the right, to connect to and make reasonable and customary use of electrical, television and/or telephone lines and related facilities installed and maintained by Grantee under the terms of this Easement at no expense whatsoever. The approval of this term by Grantor and its successors and assigns shall be shown by recording this document with the Sarpy County Register of Deeds. This Easement and the license contained herein is given without any warranty whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Easement to be signed on the day and year first above written.

EAGLE CREST DEVELOPMENT, L.L.C., a Nebraska limited liability company,

By

[Signature]
Manager

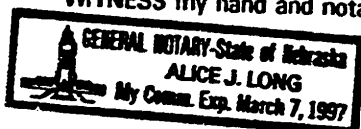
STATE OF NEBRASKA)

) ss.:

COUNTY OF DOUGLAS)

On this 20 day of January, 1997, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Michael F. Rogers, Manager of EAGLE CREST DEVELOPMENT, L.L.C., a Nebraska limited liability company, to me personally known to be the person whose name is affixed to the foregoing instrument in that capacity and who acknowledge the same to be his voluntary act and deed as Manager of the company.

WITNESS my hand and notarial seal on the day and year last above written.



My commission expires the 7 day of March, 1997.

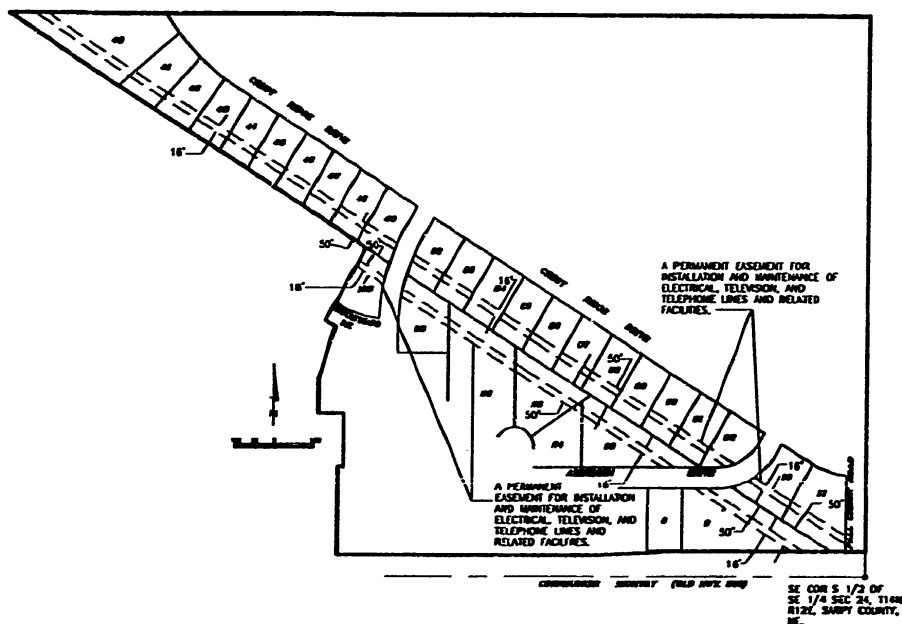
[Signature]
Notary Public

001098

EXHIBIT A

LEGAL DESCRIPTION

A permanent easement for, access and maintenance of electrical, television and telephone lines and related facilities over and across the Northeastly sixteen feet (16') of the Southeasterly fifty feet (50') of Lots 40 through 49, inclusive, Lots 82 through 92, inclusive, Lot 10 and Lot 11, and the Southwesterly sixteen feet (16') of the Northeastly fifty feet (50') of Lot 9, Lots 93 through 96, inclusive, Lot 98 and Lot 106, EAGLE CREST, a subdivision, as surveyed, plotted and recorded in Sarpy County, Nebraska.



Book _____ Page _____ Date 07/29/96 DwnBy AET Job Number 95048-6030



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