

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Right of Way GW/EPI
444 South 16th Street Mail
Omaha, NE 68102-2247

96-03262

JP

96-03262

96 FEB 21 PM 3:35

Shirley J. ...
REGISTER OF DEEDS

Counter
Verify
D.E.
Proof
Fee \$ 29.50
Chk
Cash
Cng 10011D

DIST

December 12, 1995

Doc.# _____

RIGHT-OF-WAY EASEMENT

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

Out Lot One, together with Lots Three Hundred Eighty-four thru Four Hundred Three, inclusive, Eagle Ridge, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

Except Lot 392 Eagle Ridge 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, a public corporation, its successors and assigns, hereafter referred to as "District", a permanent right of way easement to install, operate, maintain, repair, replace, and renew its electric facilities over, upon, above, along, under, in and across the following described real estate, to wit:

The East Twenty feet (20') of the above described property.

CONDITIONS:

Where the District's facilities are constructed the District 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').

The District 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.

Where the District'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 District, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.

Where the District's facilities are placed adjacent to Grantor's property line, Grantor hereby grants the owner of said adjacent property, or his agent, reasonable access to the District's facilities.

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 Owner(s) have executed this instrument this 14 day of DEC., 1995.

OWNERS SIGNATURE(S)

Paul J. ...

<COMPLETE ACKNOWLEDGEMENT ON THE REVERSE SIDE HEREOF>

96-03262

96-03262A

CORPORATE ACKNOWLEDGEMENT

STATE OF NEBRASKA
COUNTY OF SARPY

On this 14 day of DEC., 1995, before me the undersigned, a Notary Public in and for said County, personally came

MICHAEL F. ROGERS

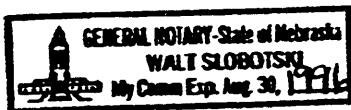
President of ENGLE RIDGE DEVELOPMENT COMPANY

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.

Walt Slobotski

NOTARY PUBLIC



INDIVIDUAL ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

On this ____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, personally appeared

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.

NOTARY PUBLIC

Distribution Engineer _____ Date _____ Property Management _____ Date _____
Section NE 1/4 25 Township 14 North, Range 12 East
Salesman Rosales Engineer Wilson Est _____ W.O.# M14134