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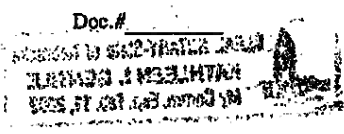
REC

MAR 20 3 13 PM '98

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

REC'D AT 11 AM
MAR 1 1998

BKUG
oppol



RIGHT-OF-WAY EASEMENT

Ridges Limited Partnership

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

Lots Nine (9) thru Sixteen (16), Inclusive, and Lots Nineteen (19) thru Twenty-four (24), Inclusive, all in Fairway Ridges, a subdivision as surveyed, platted and recorded in Douglas 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 with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

(See reverse side hereof for sketch of Easement areas.)

3498
FEE 1.00 FILED CC-11903
BXP comp C/O COMM
DEL SCAN ds fv

CONDITIONS:

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/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 5 day of March, 1998.

OWNERS SIGNATURE(S)

RIDGES LIMITED PARTNERSHIP by
RIDGES CORPORATION, General Partner,

By Timothy J. McReynolds
Timothy J. McReynolds, President

< COMPLETE ACKNOWLEDGMENT ON REVERSE SIDE HEREOF >

CORPORATE ACKNOWLEDGMENT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF DOUGLAS

STATE OF _____
COUNTY OF _____

On this 5 day of March, 19 98 before me the undersigned, a Notary Public in and for said County, personally came

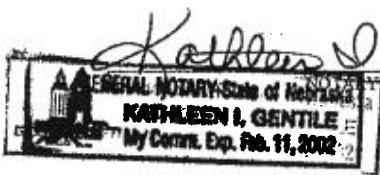
On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, personally appeared

Timothy J. McReynolds
President of
Ridges Corporation, General Partner of Ridges Limited Partnership
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 a voluntary act and deed for the purpose therein expressed.

personally to me known to be the identical person(s) who acknowledged the execution thereof to be a voluntary act and deed for the purpose therein expressed.

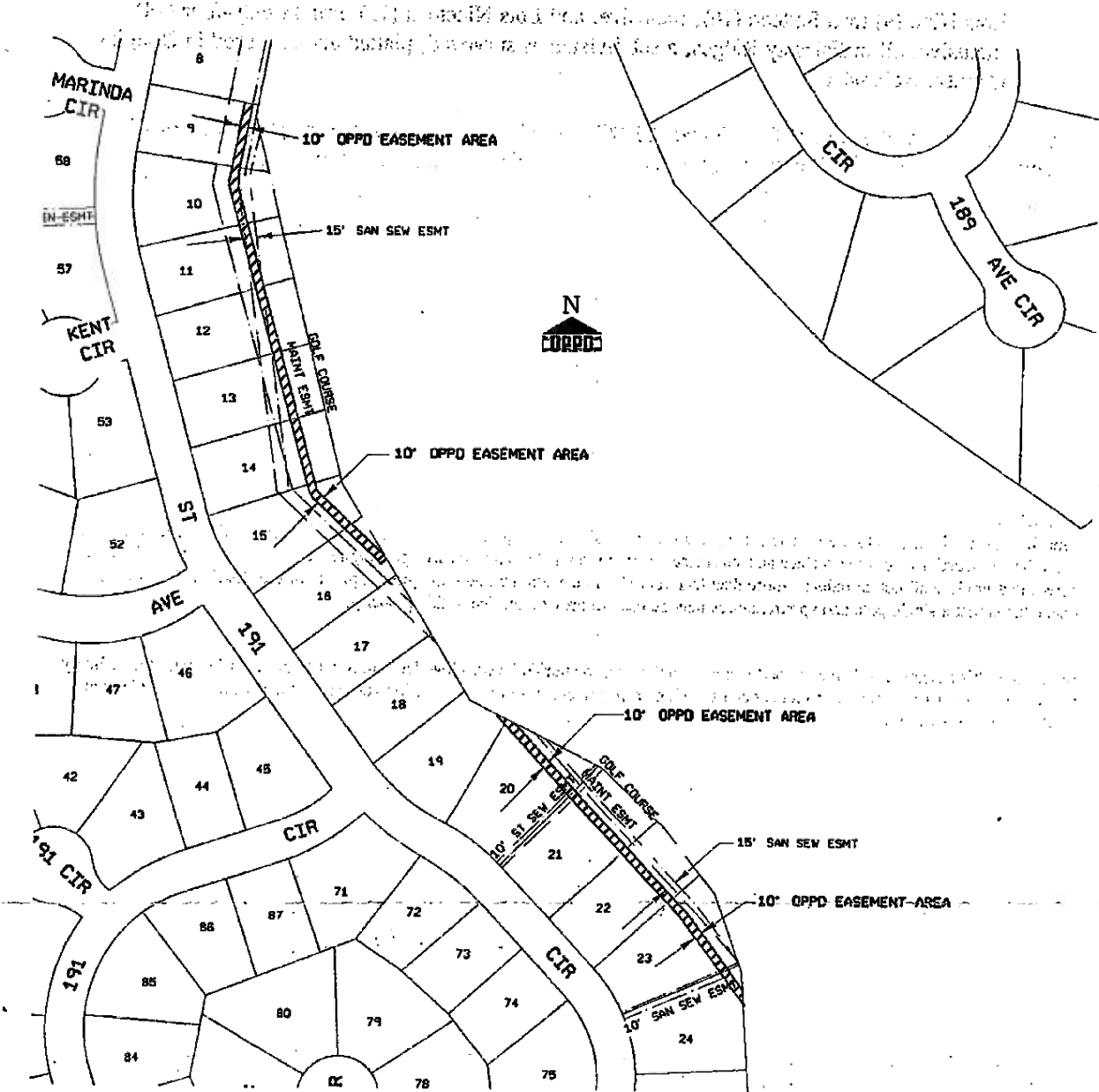
Witness my hand and Notarial Seal the date above written.

Witness my hand and Notarial Seal the date above written.



NOTARY PUBLIC

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS



Distribution Engineer _____ Date _____ Property Management _____ Date _____
Section SW 1/4 29 Township 15 North, Range 11 East
Salesman Wilkins Engineer Keating Est# 970218001 W.O.# M16559