

10-1-84

BOOK 722 PAGE 462
RIGHT-OF-WAY EASEMENT

File _____

Doc. _____

T. We, LEAVENWORTH CROWN JOINT VENTURE Owner(s)
of the real estate described as follows, and hereafter referred to as "Grantor",

Lots One (1) and Two (2), Block Twenty (20), West Omaha Addition, an addition to Douglas County, Nebraska, as surveyed, platted and recorded.

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 referred to as "Grantee", 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:

A strip of land Ten feet (10') in width to provide for the installation of customers service.

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 parties hereto have signed their names and caused the execution of this instrument this 16th day of October, 1984.

FINDLEY LTD, a Nebraska Corp.

KNOLLWOOD, INC., a Nebraska Corp.

K. S. Findley
K. S. FINDLEY
President

Robert D. Taylor
ROBERT D. TAYLOR
President

Distribution Engineer RJA Date 10-25-84; Land & Facilities Management RJA Date 10/25/84.

Recorded in Misc. Book No. _____ at Page No. _____ on the _____ day of _____, 19 _____.

Section SE 1/4 20 Township 15 North, Range 13 East

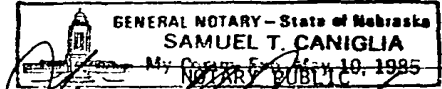
Salesman Hemphill Engineer Lewis Est. # 8401465 W.O. # 8309

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 16 day of October, 19 84,
before me the undersigned, a Notary Public in and
for said County, personally came K.S. FINDLEY,

President of FINDLEY LTD., a Nebr. Corp.
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 at _____
in said County the day and year
last above written.


Samuel T. Caniglia

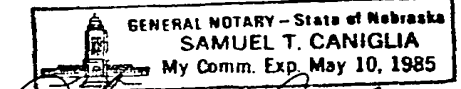
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 16 day of October, 19 84,
before me the undersigned, a Notary Public in and
for said County and State, personally appeared

ROBERT D. TAYLOR, President
KNOLLWOOD, INC., a Nebr. Corp.

personally to me known to be the identical person(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.


Samuel T. Caniglia

OPPD 17th & Harney

CERTIFICATE OF JOINT VENTURE

THE UNDERSIGNED have associated together in a joint venture under the name of LEAVENWORTH CROWN.

The general nature of the joint venture is to develop and improve the following described real property:

Lots 1 and 2, Block 20, West Omaha, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

and to operate, maintain, lease, sell or otherwise dispose of said property, in whole or in part, and the improvements made thereon; and to carry on any other activities necessary or incidental to the foregoing purposes including the establishment of offices and the employment of personnel.

The joint venture shall not engage in any other business or activity without the express written consent of both the undersigned. The full name and residence of each individual member of the joint venture is:

FINDLEY LTD., INC., a Nebraska corporation; 5013 Underwood Avenue, Omaha, Nebraska 68132.

KNOLLWOOD, INC., a Nebraska corporation; 8818 Washington Street, Omaha, Nebraska 68127.

The activities of the joint venture shall be conducted by the mutual consent of the undersigned.

THIS CERTIFICATE is executed as of this 19th day of September, 1983, at Omaha, Nebraska.

FINDLEY LTD., INC., a Nebraska corporation,

By: K. S. Findley
President

KNOLLWOOD, INC., a Nebraska corporation,

By: Robert D. St. Clair
President

17 Misc

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1984 NOV - 2 AM 8:55
REGISTERED
S. J. HARRIS & SONS
DRAFTS COUNTY CLERK

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