

COUNTER ah C.E. ah
VERIFY ah D.L. ah
PROOF _____
FEES \$ 10.50
CHECK# _____
CHG OPPD CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2011-15257

06/21/2011 8:14:25 AM

Clay J. Dowling

REGISTER OF DEEDS

3pov
May 10, 2011



RIGHT-OF-WAY EASEMENT

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

Tax Lot 7 in the East Half of the Southeast Quarter (E1/2 SE 1/4) of Section Eighteen (18), Township Fourteen (14) North, Range Eleven (11) East of the 6th P.M., 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 overhead electric facilities over and across the following described real estate, to wit:

The East Seventeen feet (E17') of the above described property lying adjacent to the 192 Street road right of way.

CONDITIONS:

Where the District's facilities are constructed the District shall have the right to operate, maintain, repair, replace it's overhead wires 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 in 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 21 day of May, 2011.

OWNERS SIGNATURE(S)

BHD LLC

by *Barbara L. Hall*
manager

RJR

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Land Rights 5E/EP2
444 South 16th Street Mall
Omaha, NE 68102-2247

2011-15257 A

CORPORATE ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this 1 day of May, 2011, before me the undersigned, a Notary Public in and for said County, personally came _____ President of _____

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 _____ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Nebraska

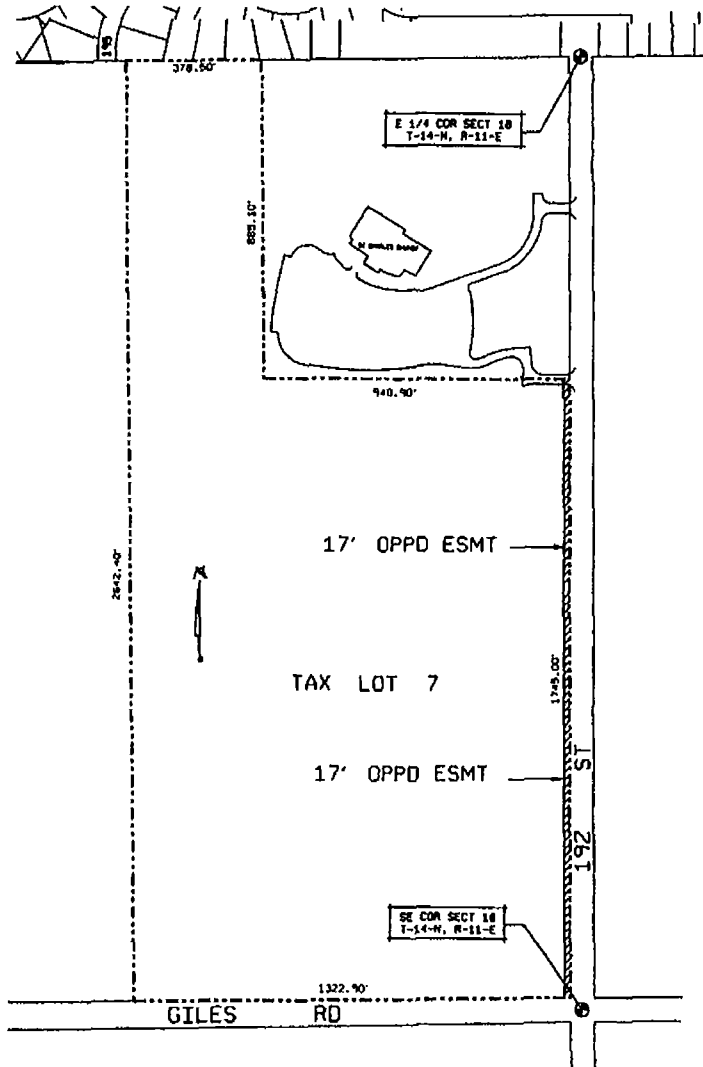
COUNTY OF County Douglas

On this 24 day of May, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared Barb Udes Shaw manager

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 _____ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

Julie A. Minino
NOTARY PUBLIC



SE 1/4, Section 18, T 14 N, R 11 E, County Sarpy ROW LJH
Customer Rep Krepela Engineer _____ Est. # _____ W.O.# 412763