

80-354

EASEMENT

I, GARY G. ADAMS & JO ANNE ADAMS, husband and wife Owner(s)
of (agent for) the real estate described as follows, and hereafter referred to as "Grantor:"

Part of Lots Five (5) and Six (6), Roanoke Estate Replat of Part of Lot Five Hundred Twenty-six (526) and Five Hundred Twenty-seven (527), Roanoke Estates, an addition in Douglas County, Nebraska, as surveyed, platted and recorded.

In consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, its successors and assigns, and the NORTHWESTERN BELL TELEPHONE COMPANY, its successors and assigns, collectively referred to as "Grantee," a permanent easement, with rights of ingress and egress thereto, to install, operate, maintain, repair, replace and renew its electric and telephone facilities over, upon, along and under the following described real estate, to wit:

See sketch on the reverse side of this document for location of easement area.

CONDITIONS:

- (A) Where Grantee's facilities are constructed they shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cable, fixtures, guys and anchors 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').
- (B) After electric and telephone facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change in grade elevation or any excavations shall be made therein without prior written approval of the Grantee, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (C) The foregoing right is granted upon the express condition that the Grantees will assume liability for all damages to the above described property caused by Grantees' failure to use due care in its exercise of the granted right.
- (D) It is further agreed Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the Grantee forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

WITNESS my hand and Notarial Seal this 20th day of SEPT, 19 73.

ATTEST:

ATTEST:

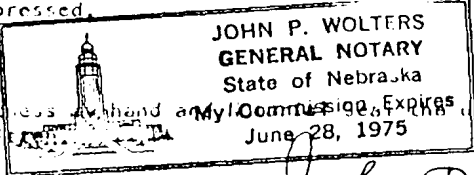
Gary G. Adams
Jo Anne C. Adams
 Grantors

STATE OF
COUNTY OF

STATE OF
COUNTY OF

On this 20th day of SEPTEMBER,
 19 73, before me the undersigned, a Notary Public
 in and for said County and State, personally appeared
GARY G. ADAMS AND
JO ANNE C. ADAMS WIFE
 personally to me known to be the identical persons
 who signed the foregoing instrument as grantor(s) and
 who acknowledged the execution thereof to be THEIR
 voluntary act and deed for the purpose therein
 expressed.

On this _____ day of _____,
 19 _____, before me the undersigned, a Notary Public
 in and for said County, personally came _____
 _____, President of _____
 _____, (a corporation),
 to me personally known to be the President and the
 identical person whose name is affixed to the above
 conveyance, and acknowledged the execution thereof to
 be his voluntary act and deed as such officer and the
 voluntary act and deed of said corporation and that the
 Corporate Seal of said corporation was thereto affixed
 by its authority.



Witness my hand and Notarial Seal at _____
 in said County the day and year last above written

John P. Wolters
 Notary Public
 My Commission expires JUNE 28 1975

Witness my hand and Notarial Seal at _____
 in said County the day and year last above written

 Notary Public
 My Commission expires _____

APPROVED BW 9/24/73
 Date Eng. J 10-8-73

SECTION 5 TOWNSHIP 15 RANGE 12 NEBRASKA Meyer and Jones
 ADDRESS Vic. 118th & Fort St.

Arthur C. Wynn

RECEIVED

1973 OCT 9 PM 2 03

C. HAROLD COTTELL
REGISTERED SURVEYOR
DOUGLAS COUNTY, NEBR.

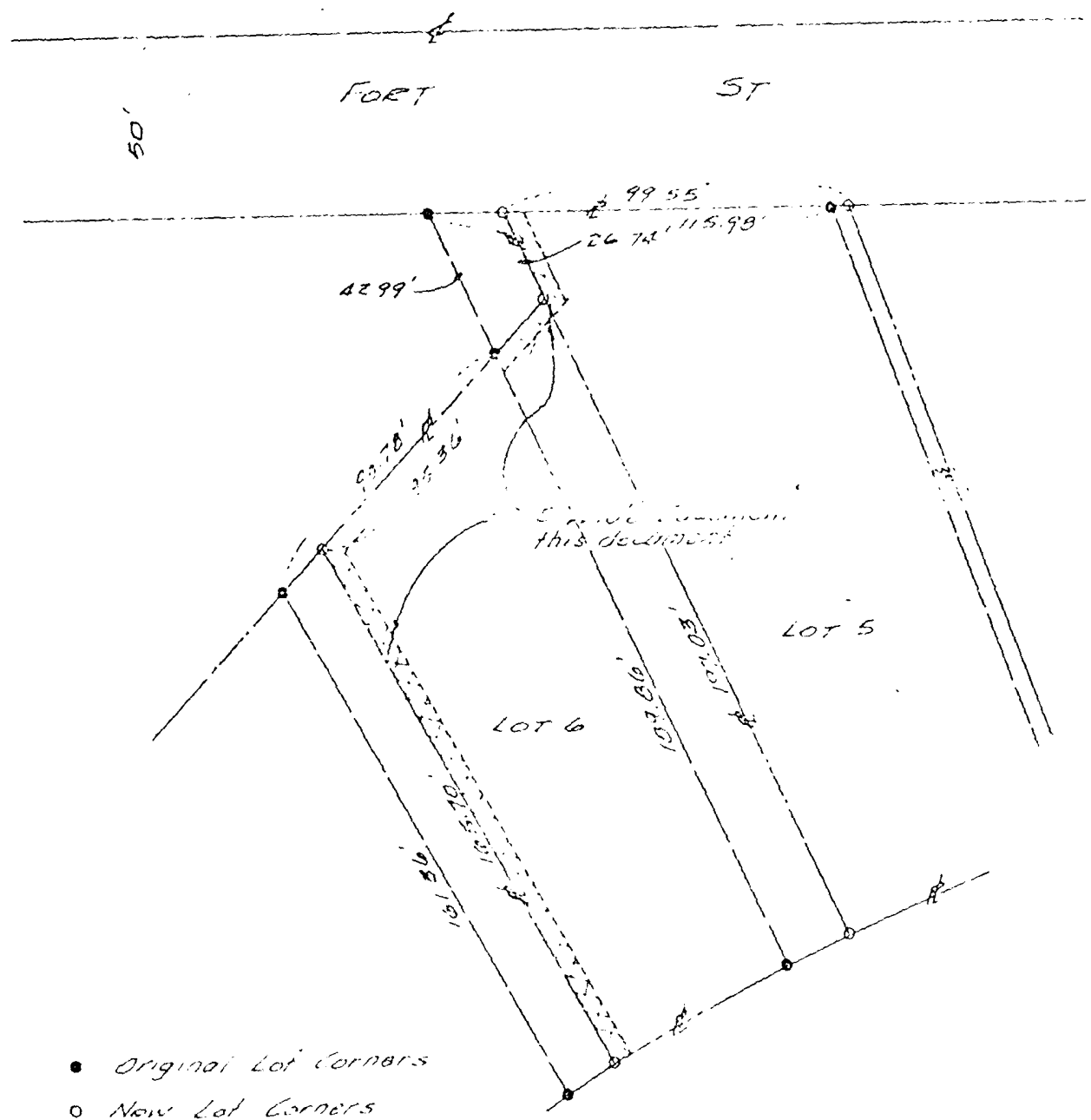
THE STATE OF NEBRASKA }
Douglas County } ss:
Entered in Numerical Index and filed
for Record in the office of the Register of
Deeds of said County and recorded in
Book 527 of Platte
Page 615

C. Harold Cottell

Register of Deeds

By _____ Deputy
MAIL *Charles Lubber Paper Dir*
1623 *Harvard*
70-354 G.P.M.P.C.
650

29
Mud



- Original Lot Corners
- New Lot Corners