

E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar (\$1.00) in hand paid, receipt of which is hereby acknowledged and other valuable considerations, JAMES INVESTMENT CO., a Minnesota corporation, does hereby grant to the OMAHA PUBLIC POWER DISTRICT, a political subdivision of the State of Nebraska, and to NORTHWESTERN BELL TELEPHONE COMPANY, a corporation, their successors and assigns, a permanent and perpetual easement to construct and maintain electric and telephone utilities as follows:

(A) Along, across, over and under the rear or Northerly Five (5) feet of Lots Sixteen (16) through Nineteen (19), inclusive, the North Five (5) feet of Lots Twenty-one (21) through Thirty (30), inclusive, the Southwesterly Five (5) feet of Lot Twenty-one (21), the Northeasterly Five (5) feet of Lots Nineteen (19) and Twenty (20), the East Five (5) feet of Lot Twenty-eight (28), the West Five (5) feet of Lot Twenty-nine (29), the East Two (2) feet of Lot Twenty-four (24), the West Two (2) feet of Lot Twenty-five (25), and that part of Lot Thirty (30) more particularly described as follows: A strip of land Four (4) feet in width being Two (2) feet on either side of the following described line: Beginning at a point on the North line of said Lot Thirty (30), said point being Fifteen (15) feet West of the Northeast corner of said Lot Thirty (30), thence Southeasterly on a straight line to the Southeast corner of said Lot Thirty (30) and there terminating, all in Block Seven (7), Tomahawk Hills 4th Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(B) Along, across, over and under the North Five (5) feet of Lot Twenty-one (21), the rear or Easterly Five (5) feet of Lots Twenty-one (21) through Twenty-three (23), inclusive, the rear or Northerly Five (5) feet of Lots Twenty-four (24) through Twenty-seven (27), inclusive, the Easterly Five (5) feet of the Northerly Twenty-five (25) feet of Lot Twenty-five (25), the Westerly Five (5) feet of the Northerly Twenty-five (25) feet of Lot Twenty-six (26), all in Block Eight (8), Tomahawk Hills 4th Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(C) Along, across, over and under the rear Five (5) feet of Lots Two (2) through Twenty-one (21), inclusive, the rear Five (5) feet of Lots Twenty-three (23) and Twenty-four (24), the rear Five (5) feet of Lots Twenty-six (26) through Forty-six (46), inclusive, the Northeasterly or rear Five (5) feet of Lots Forty-seven (47) through Fifty (50), inclusive, the rear Five (5) feet of Lot Fifty-three (53), the South Five (5) feet of Lots One (1) and Twenty-two (22), the Northerly Five (5) feet of Lots Fifty-one (51) and Fifty-three (53), the South Five (5) feet/^{and}the Southwesterly or rear Five (5) feet of Lot Fifty-two (52). That part of Lot Fifty-one (51) more particularly described as follows: A strip of land Four (4) feet in width, being Two (2) feet on either side of the following described line: Beginning at the Northeast corner of said Lot Fifty-one (51), thence Southwesterly on a straight line to the Southeast corner of said Lot Fifty-one (51) and there terminating. The North Five (5) feet of Lot Twenty-one (21), the West Five (5) feet of the South Twenty-five (25) feet of Lot Twenty-three (23), the East Five (5) feet of the South Twenty-five (25) feet of Lot Twenty-four (24), the North Five (5) feet of the East Sixty (60) feet of Lot Twenty-six (26), the Westerly Two (2) feet of Lot Two (2), the Easterly Two (2) feet of Lot Three (3), the Northwesterly Two (2) feet of Lot Seven (7), the Southeasterly Two (2) feet of Lot Eight (8), the West Two (2) feet of Lot Twenty-two (22), the East Two (2) feet of Lot Twenty-three (23), the Southeasterly Two (2) feet of Lot Twenty-eight (28), the Northwesterly Two (2) feet of Lot Twenty-nine (29), the Southeasterly Two (2) feet of Lot Thirty-two (32), the Northwesterly Two (2) feet of Lot Thirty-three (33), the West Five (5) feet of the South Twenty-five (25) feet of Lot One (1), the West Five (5) feet of the South Twenty-five (25) feet of Lot Two (2), and that part of Lots Forty-two (42) and Forty-three (43) more particularly described as follows: A strip of land Four (4) feet in width being Two (2) feet on either side of the following described line: Beginning at the most Southerly corner of said Lot Forty-two (42), thence Northeasterly along the common boundary line of said Lots Forty-two (42) and Forty-three (43) to the most Northerly corner of Lot Forty-three (43) and there terminating. That part of Lots Thirty (30) and Thirty-one (31) more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the most Easterly corner of said Lot Thirty (30), thence Southwesterly

along the common boundary line of said Lots Thirty (30) and Thirty-one (31), a distance of Twenty-five (25) feet and there terminating. That part of Lots Thirty-four (34) and Thirty-five (35) more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the most Easterly corner of said Lot Thirty-four (34), thence Southwesterly along the common boundary line of said Lots Thirty-four (34) and Thirty-five (35) a distance of Twenty-five (25) feet and there terminating. That part of Lots Forty-six (46) and Forty-seven (47) more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the most Easterly corner of said Lot Forty-six (46), thence Southwesterly along the common boundary line between said Lots Forty-six (46) and Forty-seven (47), a distance of Twenty-five (25) feet and there terminating. That part of Lots Forty-nine (49) and Fifty (50) more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the most Easterly corner of said Lot Forty-nine (49), thence Southwesterly along the common boundary line of said Lots Forty-nine (49) and Fifty (50), a distance of Twenty-five (25) feet and there terminating. That part of Lots Fifty (50) and Fifty-one (51) more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the most Easterly corner of said Lot Fifty (50), thence Southwesterly along the common boundary line of said Lots Fifty (50) and Fifty-one (51), a distance of Twenty-five (25) feet and there terminating, all in Block Twelve (12), Tomahawk Hills 4th Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(D) Along, across, over and under the South Five (5) feet of Lots Eight (8), Nine (9), Ten (10), the North Five (5) feet of Lot Eleven (11), the rear Five (5) feet of Lots Eleven (11) through Twenty-five (25), inclusive, the rear or Southwesterly Five (5) feet of Lot Thirty (30), the West Five (5) feet of Lot Thirty-one (31), the East Five (5) feet of the South Sixty (60) feet of Lot Thirty-three (33), the South Five (5) feet of said Lot Thirty-three (33), the Southwesterly Five (5) feet of said Lot Thirty-three (33), the rear Five (5) feet of Lots Thirty-four (34) through Thirty-eight (38), inclusive, the Westerly and the North Five (5)

feet of Lot Thirty-nine (39), the rear Five (5) feet of Lots Forty (40), Forty-two (42), Forty-three (43) and Forty-four (44) and the North and the Easterly Five (5) feet of Lot Forty-one (41), the West Five (5) feet of Lot Eight (8), the East Five (5) feet of Lot Nine (9), the Southeasterly Two (2) feet of Lot Fourteen (14), the Northwesterly Two (2) feet of Lot Fifteen (15), the Southeasterly Two (2) feet of Lot Nineteen (19), the Northwesterly Two (2) feet of Lot Twenty (20), the North Two (2) feet of Lot Thirty-one (31), the South Two (2) feet of Lot Thirty-two (32), the West Two (2) feet of Lot Thirty-two (32), the East Two (2) feet of Lot Thirty-three (33) lying North of the South Sixty (60) feet, the Southeasterly Two (2) feet of Lot Forty-three (43), the Northwesterly Two (2) feet of Lot Forty-four (44), the Southeasterly Two (2) feet of the rear Twenty-five (25) feet of Lot Twelve (12), the Northwesterly Two (2) feet of the rear Twenty-five (25) feet of Lot Thirteen (13), the Southeasterly Two (2) feet of the rear Twenty-five (25) feet of Lot Sixteen (16), the Northwesterly Two (2) feet of the rear Twenty-five (25) feet of Lot Seventeen (17), the Southeasterly Two (2) feet of the rear Twenty-five (25) feet of Lot Twenty-three (23), the Northwesterly Two (2) feet of the rear Twenty-five (25) feet of Lot Twenty-four (24), and that part of Lot Twenty-five (25) more particularly described as follows: A strip of land Five (5) feet in width lying Northwesterly of the following described line: Beginning at the most Southerly corner of said Lot Twenty-five (25), thence Northeasterly along the Southeasterly line of said Lot Twenty-five (25) a distance of 40.55 feet to the actual point of beginning of the line to be described, thence continuing Northeasterly on the Southeasterly line of said Lot Twenty-five (25) a distance of Twenty-five (25) feet and there terminating, all in Block Thirteen (13), Tomahawk Hills 4th Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

The provisions hereof shall bind the grantor, its successors and assigns.

IN WITNESS WHEREOF, said James Investment Co. has caused these presents to be executed in its corporate name and by its President and its Assistant Secretary, and its corporate seal to be hereunto affixed this 7 day of

July, 1961.

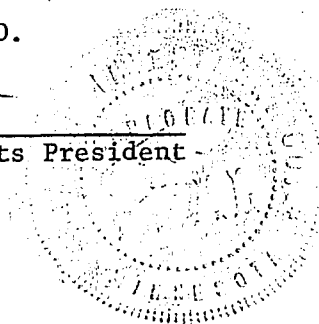
ATTEST

Richard E. Fisher
Its Asst. Secretary

BY

James A. Hyatt
Its President

JAMES INVESTMENT CO.



STATE OF MINNESOTA)
) SS
COUNTY OF)

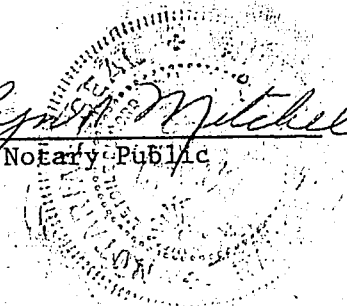
On this 7 day of July, 1961, before me the undersigned, a Notary Public in and for said county, personally came James R. Wyatt and Rolland E. Tulien to me personally known to be the President and the Assistant Secretary of said corporation and the identical persons whose names are affixed to the above easement, and acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of the said James Investment Co., and that the corporate seal of the said James Investment Co. was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at St. Paul, Minnesota, in said county the day and year last above written.

Carolyn A. Mitchell
Notary Public

CAROLYN A. MITCHELL
Notary Public, Ramsey County, Minn.
My Commission Expires July 20, 1967.

My Commission expires: .



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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
14 DAY July 1961 AT 4:06 P. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS

30-75