



WARRANTY DEED

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BOOK 1429 PAGE 401

WASHINGTON HEIGHTS CO., a Nebraska Corporation, hereinafter referred to as Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, grants, bargains, sells, conveys and confirms unto THE OHIO NATIONAL LIFE INSURANCE COMPANY, a corporation, hereinafter referred to as Grantee, an undivided Thirty per-cent (30%) interest in and to the following described real property located in Douglas County, Nebraska, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE  
A PART HEREOF

Subject to real estate taxes and special assessments as set forth in one certain agreement for purchase entered into between the Grantor and the Grantee, dated November 17, 1970; subject also to easements of record for utilities, driveways, streets, roads and parking and to zoning restrictions.

TO HAVE AND TO HOLD the above-described premises, together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to the Grantee's successors and assigns forever.

And the Grantor hereby covenants with the Grantee and with Grantee's successors and assigns that Grantor is lawfully seized of said premises; that they are free from encumbrances except one certain Mortgage now in favor of Metropolitan Life Insurance Company in the original amount of Two Million Two Hundred Fifty Thousand and No/100 Dollars (\$2,250,000.00), dated May 8, 1970, and recorded on May 20, 1970, in Book 1839, Mortgage Records at Page 181, in the Office of the Register of Deeds for Douglas County, Nebraska; and one certain Mortgage now in favor of National Life Insurance Company in the original amount of One Million One Hundred Twenty-Five Thousand and No/100 Dollars (\$1,125,000.00) dated August 13, 1970, and recorded on September 21, 1970, in Book 1851, Mortgage Records at Page 313, in the Office of the Register of Deeds for Douglas County, Nebraska; that Grantors have good right and lawful authority to convey the same; and that Grantors warrant and will defend the title to said premises against lawful claims of all persons whomsoever.



Exhibit A

POOR COPY

PARCEL "A":

Part of Lots 1, 2 and 3, in Replat of part of Blocks 9 and 10, Meadow Lane Park, and part of Lot 1, Block 10, Meadow Lane Park, an addition in Douglas County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Lot 2 in Replat of part of Block 9 and 10, Meadow Lane Park, thence N 0° 52' 40" E, 216.37 feet; thence N 19° 24' E, 138.7 feet to a point of curve to the right; thence along a curve to the right (radius being 399.37 feet - chord bearing N 49° 53' 54" E, a chord distance of 405.37 feet) an arc distance of 425.17 feet; thence S 0° 52' 40" W, 126.28 feet; thence N 89° 56' 40" E, 10.0 feet; thence S 0° 52' 40" W, 395.0 feet; thence S 89° 56' 40" W, 5.0 feet; thence S 0° 52' 40" W, 87.0 feet to a point on the South line of said Lot 3; thence S 89° 56' 40" W on the South line of said Lots 2 and 3, 355.14 feet to the point of beginning.

PARCEL "B":

That part of Lots 1, 4 and 5, in Replat of Blocks 9 and 10, Meadow Lane Park, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: The South 155.0 feet of the West 70.0 feet of Lot 4 and the East 180.0 feet of the South 270.0 feet of Lot 4, and all of Lot 5 except the West 24.0 feet of the North 105.0 feet of said Lot 5, together with the East 131.0 feet of Lot 1 and the South 10.0 feet of the West 95.0 feet of the East 226.0 feet of Lot 1, except that part taken for Highway purposes.

PARCEL "C":

Part of Lots 1, 2, 3, 4 and 5, in Replat of part of Blocks 9 and 10, Meadow Lane Park, except that part of Lot 1 taken for State Highway R.O.W., together with that part of Lot 1, Block 10, Meadow Lane Park, more particularly described as follows: Beginning at the Southeast corner of Lot 3, in Replat of part of Blocks 9 and 10, Meadow Lane Park thence S 89° 56' 40" West on the South line of said Lot 3, 170.00 feet; thence N 0° 52' 40" East, 37.00 feet; thence N 89° 56' 40" East, 5.00 feet; thence N 0° 52' 40" East, 395.00 feet; thence S 89° 56' 40" West, 10.0 feet; thence N 0° 52' 40" East, 126.28 feet to a point on the South curved R.O.W. line of West Dodge Road; thence on a curve to the right (radius being 399.37 feet) and on the South R.O.W. of West Dodge Road, chord bearing N 83° 21' 24" East, chord distance 35.44 feet, for an arc distance of 35.45 feet; thence N 85° 29' East on the South R.O.W. line of West Dodge Road, 511.09 feet; thence S 0° 52' 40" West, 267.10 feet; thence S 89° 56' 40" West, 95.00 feet; thence S 0° 52' 40" West, 115.00 feet; thence S 89° 56' 40" West, 204.00 feet; thence S 0° 52' 40" West, 115 feet; thence S 89° 56' 40" West, 70.00 feet; thence S 0° 52' 40" West, 155.00 feet to the point of beginning

*Handwritten initials*

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1971 MAR 3 PM 1 31

C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA  
Douglas County

Entered in Numerical Index and filed  
for Record in the office of the Register  
of Deeds of said County and recorded in

Book 1429 of Deeds  
Page 401

*C. Harold Ostler*  
REGISTER OF DEEDS

By [Signature] Deputy

MAIL

N 69-791 G.P.N.-PG

Compared 69-791 Fee 11.50

*etc*

*For 330/00*