



BK 1848 PG 167



DEED 1989 05999

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WARRANTY DEED

SR

NEBRASKA DOCUMENTARY STAMP TAX	
Date	5-1-86
cc	6,330.00
By	JN.

KV INTERNATIONAL, INC., a corporation organized and existing under the laws of the State of Nebraska ("Grantor"), in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration received from NP LAND LIMITED PARTNERSHIP, a limited partnership organized and existing under the laws of the State of Nebraska ("Grantee"), conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 2 in North Park 1st Addition, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; and,

Lots 6, 7, 8, 9 and 10, in North Park 2nd Addition, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

Subject to the following:

1. Special taxes or assessments now assessed or levied, but payable in future installments, and not yet certified to the Office of the County Treasurer for collection.
2. Special taxes or assessments certified to the Office of the County Treasurer for collection at the date hereof, including the following special assessments which were levied against Lot 2, North Park, 1st Addition on April 26, 1988, on which no installments have been paid and ten installments are due: (a) miscellaneous assessment in the amount of \$84,501.50, (b) water assessment in the amount of \$20,375.53, (c) underground wiring assessment in the amount of \$69,867.27, and (d) gas assessment in the amount of \$9,454.14.
3. Easements granted for utilities by Plat and Dedication of North Park, 1st Addition, filed November 25, 1986, in Book 1792 at Page 499 of the Deed Records of Douglas County, Nebraska, as shown on Plat Survey, and on, over, through, under and across a five foot wide strip of land abutting the front and the side boundary lines of all lots; an eight foot wide strip of land abutting the rear boundary lines of all interior lots; and, a sixteen foot wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots, with provision for said sixteen foot wide easements to be reduced to eight feet.

Plat Survey reveals a 50 foot wide permanent sewer and drainage easement affecting the Easterly portion of said Lot 2; a 20 foot wide permanent sewer and drainage easement granted to SID 340 affecting the Northerly 10

11 of 13 North Park 1st Addition #1322

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GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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A. Deed

feet of said Lot 2; a 20 foot wide permanent sewer and drainage easement granted to SID 340 affecting the Northerly 10 feet of said Lot 2; and a 100 foot wide easement to OPPD affecting the Southeasterly portion of said Lot 2.

4. Easement granted to Omaha Public Power District by instrument dated March 28, 1956, filed April 22, 1957, in Book 320 at Page 135 of the Miscellaneous Records of Douglas County, Nebraska, to construct and maintain an electric transmission line, together with appurtenances thereto, over, upon, along and above a 100 foot wide strip of land in the SW1/4 SW1/4 Sec. 8-15-12.

Modified by Partial Disclaimer and Release dated July 24, 1986, filed August 1, 1986, in Book 783 at Page 689, and filed September 15, 1986, in Book 788 at Page 615, both of the Miscellaneous Records of Douglas County, Nebraska. (Affects Lot 2, North Park, 1st Addition).

5. Permanent Sewer and Drainage Easement granted to Sanitary and Improvement District No. 243 of Douglas County, Nebraska, by Report of Appraisers dated March 5, 1973, filed April 18, 1973, in Book 521 at Page 299 of the Miscellaneous Records of Douglas County, Nebraska, for a 50 foot wide easement in the SW1/4 SW1/4 Sec. 8-15-12. (Affects Lot 2, North Park, 1st Addition).
6. Covenants, conditions, restrictions and possible easements contained in Trustee's Deed dated March 24, 1981, filed March 26, 1981, in Book 1666 at Page 324, and in Warranty Deed dated March 24, 1981, filed March 26, 1981, in Book 1666 at Page 330, both of the Deed Records of Douglas County, Nebraska. (Affects Lot 2, North Park, 1st Addition).
7. Easement and Right-of-Way granted to Metropolitan Utilities District of Omaha, by instrument dated March 30, 1987, filed April 2, 1987, in Book 809 at Page 732 of the Miscellaneous Records of Douglas County, Nebraska, to lay and maintain pipelines for the transportation of water and gas, and appurtenances thereto, on, over, under and through a triangular parcel with 15 foot legs in the Southwest corner of Lot 2, North Park, 1st Addition, measured along the South and West property lines, and the Westerly 5 feet of said Lot 2 immediately abutting 117th Avenue.
8. Right-of-Way Easement granted to Omaha Public Power District by instrument dated August 31, 1987, filed September 16, 1987, in Book 826 at Page 565 of the Miscellaneous Records of Douglas County, Nebraska, to

construct and maintain underground electric facilities upon, over, along and under a 10 foot wide strip of land in the Northwesterly portion of Lot 2, North Park, 1st Addition.

9. Permanent Sidewalk Easement granted to Sanitary and Improvement District No. 340 of Douglas County, Nebraska, the City of Omaha, Nebraska, and North Park Business Association, Inc., their successors and assigns, by instrument dated February 1, 1988, filed February 22, 1988, in Book 840 at Page 15 of the Miscellaneous Records of Douglas County, Nebraska, to construct and maintain a sidewalk and appurtenances in, through and under the Southerly portion of Lot 2, North Park, 1st Addition.
10. Easements granted for utilities by Plat and Dedication of North Park 2nd Addition filed May 6, 1988, in Book 1825 at Page 425 of the Deed Records of Douglas County, Nebraska, as shown on Plat Survey, and on, over, through, under and across a five foot wide strip of land abutting the front and the side boundary lines of all lots; an eight foot wide strip of land abutting the rear boundary lines of all interior lots; and, a sixteen foot wide strip of land abutting the rear boundary lines of all exterior lots that are not adjacent to presently platted and recorded lots, with provision for said sixteen foot wide easements to be reduced to eight feet.

Plat Survey reveals a 30 foot wide permanent drainage easement affecting the Northerly portion of Lot 9; a 15 foot wide permanent sewer and drainage easement granted to SID 340 along the Northerly portion of Lot 9; 20 foot wide permanent sewer and drainage easements granted to SID 340 affecting the Northerly portion of Lot 10 and centered along the common boundary line between Lots 9 and 10; a 50 foot wide permanent sewer and drainage easement across Lots 9, 10 and 6; and, a 65 foot wide storm sewer and sanitary sewer easement affecting the Southerly portions of Lots 6 and 7.

11. Easement granted to Sanitary and Improvement District No. 243 by Report of Appraisers dated November 9, 1972, filed December 18, 1972, in Book 517 at Page 5 of the Miscellaneous Records of Douglas County, Nebraska, to install and maintain a storm sewer system and sanitary sewer line in the E1287' of the S65' of the NW1/4 SW1/4 Sec. 8-15-12. (Affects Lots 6 and 7, North Park 2nd Addition).
12. Easement granted to Sanitary and Improvement District No. 264 by Return of Appraisers dated April 1, 1974, filed September 30, 1974, in Book 542 at Page 453 of the

Miscellaneous Records of Douglas County, Nebraska, for sewer and drainage purposes in a 50 foot wide strip of land across part of the NW1/4 SW1/4 Sec. 8-15-12. (Affects Lots 9, 10 and 6, North Park 2nd Addition).

13. Easement granted to Douglas County, State of Nebraska, by instrument dated April 29, 1982, filed May 6, 1982, in Book 670 at Page 317 of the Miscellaneous Records of Douglas County, Nebraska, to construct and maintain a storm sewer or culvert in, through, over and under the N30' E400' W433' of the SW1/4 Sec. 8-15-12. (Affects Lot 9, North Park 2nd Addition).
14. Easement and Right-of-Way granted to Metropolitan Utilities District of Omaha by instrument dated May 30, 1988, filed June 3, 1988, in Book 850 at Page 739 of the Miscellaneous Records of Douglas County, Nebraska, to lay and maintain pipelines for the transportation of gas and water, and appurtenances thereto, on, over, under and through a 5 foot wide strip of land along the curved West property line of Lot 6, abutting 117th Avenue; a triangular parcel of land in the Southwest corner of Lot 8, with 30 foot legs measured along the extended South and West property lines of Lot 8; a 5 foot wide strip of land along the curved South and East property lines of Lot 8, abutting Miami Street; and, a 5 foot wide strip of land along the East property line of Lot 9, abutting 118th Street and cul-de-sac.
15. An unrecorded Development Agreement between the City of Omaha, Nebraska, a municipal corporation, and KV International, Inc., a Nebraska corporation, dated October 7, 1986.
16. The exclusive option of First Data Resources Inc., a Delaware corporation, to elect to lease additional space, contained in that certain Lease between First Data Resources Inc., as Tenant and NP 1 Limited Partnership as Landlord, dated March 23, 1989.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except for those set forth in paragraphs 1 through 16 above;
- (2) has legal power and lawful authority to convey the above described real estate;

