

D E E D

KNOW ALL MEN BY THESE PRESENTS:

That the COUNTY OF DOUGLAS OF THE STATE OF NEBRASKA, in consideration of the sum of FOURTEEN THOUSAND TWO HUNDRED NINETY-SIX DOLLARS and EIGHTY CENTS (\$14,296.80) paid to it by the grantee hereinafter named, receipt whereof it hereby acknowledges, does hereby grant, bargain, sell, convey and confirm unto

CHARLES KNOWLES

and unto his heirs, devisees and assigns, forever, all of the following described two parcels of real estate situate in the City of Omaha, in Douglas County, Nebraska, to-wit:

PARCEL "A": All that part of Lots Four (4) and Five (5), in Block "C", in the Original City of Omaha, as surveyed and lithographed, lying Southwesterly of the Southwesterly line of the Chicago, Burlington and Quincy Railroad Right-Of-Way and lying Northwesterly of a line Nineteen and Seventy-Five Hundredths (19.75) Feet Northwesterly from and parallel to the hereinafter described center line of the state highway known as the Omaha Outer Drive;

and

PARCEL "B": All that part of Lots Four (4), Five (5) and Six (6), in Block "C", in the Original City of Omaha, as surveyed and lithographed, lying Southwesterly of the Southwesterly line of the Chicago, Burlington and Quincy Railroad Right-Of-Way and lying Southeasterly of a line Fifteen and Sixty-Five Hundredths (15.65) Feet Southeasterly from and parallel to the hereinafter described center line of the state highway known as the Omaha Outer Drive;

The aforesaid center line of the Omaha Outer Drive being a line commencing at the intersection of the center lines of Capitol Avenue and Ninth Street, and thence running North Twenty-Nine Degrees and Thirty-One Minutes (29°31') East Nine and Seven-Tenths (9.7) Feet; and thence running Northerly along a curve to the left of One Degree and Twelve Minutes (01°12') Ninety-Three (93) Feet to a point in the West line of the aforesaid Lot Five (5); and thence running Northerly and continuing along the line of the curve last aforementioned One Hundred Thirty (130) Feet to the aforesaid Southwesterly line of the Chicago, Burlington and Quincy Railroad Right-Of-Way; and Said Southwesterly line of the Chicago, Burlington and Quincy Railroad Right-Of-Way being a line which crosses the aforesaid Lots Four (4) and Six (6) as follows: the West line of said Lot Four (4) at a point thereon Seventy-Two and Six-Tenths (72.6) Feet North of the Southwest corner of said lot; the East line of said Lot Four (4) at a point thereon Nineteen and Five-Tenths (19.5) Feet North of the Southeast corner of said lot; the North line of said Lot Six (6) at a point thereon Forty-Seven and Three-Tenths (47.3) Feet West of the Northeast corner of said lot; and the East line of said Lot Six (6) at a point thereon Fifty-Three and Nine-Tenths (53.9) Feet South of said Northeast corner of said lot;

The two parcels of real estate hereby conveyed contain Thirteen Thousand Six Hundred Twelve (13,612) Square Feet, more or less, and consists of all of those parts of said Lots Four (4), Five (5) and Six (6) lying Southwesterly of said Railroad Right-Of-Way and lying, respectively, Northwesterly and Southeasterly of the outer edges of the existing superstructure of the viaduct upon said Omaha Outer Drive, as hereinbefore described.

As an express condition of this conveyance, the County of Douglas of the State of Nebraska hereby reserves an easement for highway maintenance purposes over

SECOND PAGE OF DEED FROM COUNTY OF DOUGLAS OF THE STATE OF NEBRASKA TO CHARLES KNOWLES

the Southeasterly Five (5) Feet in width of said Parcel "A" and also over the Northwesterly Five (5) Feet in width of said Parcel "B", being the two five-foot wide strips of land which immediately abut the outer edges of the aforementioned viaduct now existing upon said Omaha Outer Drive.

As a further express condition of this conveyance grantor, County of Douglas of the State of Nebraska, hereby reserves unto itself, and said grantee, Charles Knowles, through the acceptance of this deed hereby expressly agrees to the reservation of, an option to purchase from said Charles Knowles, or his heirs, devisees or assigns, as the case may be, at any time prior to November 21st, 1967, all of the following described portion of said Parcel "B", for right-of way maintenance purposes or for additional road purposes, for the total purchase price of Three Thousand Dollars (\$3,000.00), to-wit: All of the Northwesterly Twenty (20) Feet in width of the aforesaid Parcel "B", being the strip of land which immediately abuts upon the Southeasterly edge or side of the aforementioned viaduct now existing upon said Omaha Outer Drive, said strip of land including the aforementioned Northwesterly Five (5) Feet of said Parcel "B" over which easement for maintenance purposes heretofore was reserved by grantor. Said option shall expire completely and be forever inoperative unless exercised prior to November 21st, 1967, as aforementioned.

This deed is now executed in pursuance of the express authorization and direction contained in Resolution No. 395 adopted by the Board of County Commissioners of Douglas County, Nebraska, on October 1st, 1957, and is executed and delivered to said grantee at this time for the express purpose of correcting the errors in description of the aforesaid real estate contained in a deed executed by this grantor in favor of this grantee, dated November 20, 1957, and recorded on November 25th, 1957, in Book 1028, at Page 1, of the deed records of the office of the Register of Deeds of said county. In order to enable this grantor thus to correct said former deed, through this new deed correctly describing the two parcels of real estate actually intended to be conveyed through said recorded deed, said Charles Knowles, grantee herein, through his quitclaim deed dated May 29, 1959, heretofore reconveyed unto this grantor all of the right, title and interest whatsoever acquired by him through said recorded defective deed in, to or upon said real estate, and this deed, therefore, is now executed and delivered by grantor to grantee.

IN WITNESS WHEREOF, the undersigned duly elected, qualified and acting Chairman and Clerk, respectively, of the Board of County Commissioners of Douglas County,

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Nebraska, in behalf of said board and the County of Douglas of the State of Nebraska, a governmental subdivision existing under the laws of said state, hereunto subscribe their names and affix the official seal of said county at Omaha, Nebraska, on this Second day of June, 1959.

COUNTY OF DOUGLAS OF THE STATE OF NEBRASKA

By Walter X. Spellman
Chairman of the Board of County Commissioners of Douglas County, Nebraska.

ATTEST: [Signature]
County Clerk.

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this Second day of June, 1959, before me, a Notary Public in and for Douglas County, Nebraska, therein personally appeared WALTER X. SPELLMAN and JOHN SLAVIK, who are to me known to be the duly elected, qualified and acting CHAIRMAN and CLERK, respectively, of the Board of County Commissioners of Douglas County, Nebraska, and the identical persons who, as such officers, subscribed and executed the foregoing deed in the name and behalf of the grantor therein named and described, COUNTY OF DOUGLAS OF THE STATE OF NEBRASKA, a governmental subdivision as therein described, and they, jointly and severally, acknowledged the foregoing instrument to their voluntary act and deed, as such officers, and the voluntary act and deed of said grantor.

WITNESS my hand and Notarial Seal in said county on the date last aforementioned.

[Signature]
Notary Public.

My commission expires Jan. 13, 1963

57 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 4.00
8 DAY June 19.59 AT 4:20 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS