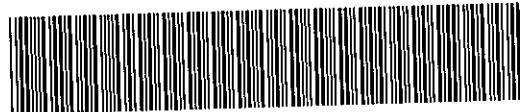




BK 2165 PG 357-358



DEED 2000 14412

Nebr Doc  
Stamp Tax

10-16-00  
Date

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By *CP*

RICHARD N TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

00 OCT 16 PM 2:34

RECEIVED

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Continued Education Co., a Nebraska corporation, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEEES, does grant, bargain, sell, convey and confirm unto City of Omaha, a municipal corporation in Douglas County, Nebraska, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska:

See Attached Exhibit "A"

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S heirs and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE'S Heirs and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated this 13 day of October, 2000.

Continued Education Co., a Nebraska Corporation

By: *[Signature]*  
Its: President

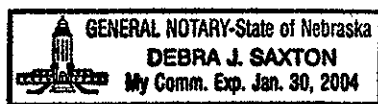
FEE 12.00 FB 03-80000  
BKP 9-1 C/O Y COMP MB  
DEL        SCAN ds FV       

*Deed 2/4*

STATE OF NEBRASKA )  
                                  )ss.  
COUNTY OF DOUGLAS )

On this 13<sup>th</sup> day of October, 2000, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Michael D. Abdouch, President, of Continued Education Co., a Nebraska corporation known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said corporation.

Witness my hand and notarial seal the day and year last above written.



*[Signature]*  
NOTARY PUBLIC

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

*Box 35  
✓ 230116*

*000-338*

## EXHIBIT A

The South  $\frac{1}{2}$  of Lot 5; the East 38 feet of the South  $\frac{1}{2}$  of Lot 6; the East 38 feet of Lot 7; and all of Lot 8, in Block 70, Original City of Omaha, EXCEPT that part described as follows: A tract of land located in Lot 8 and the South 30 feet of Lot 5, Block 70, Original City of Omaha, Douglas County, Nebraska, described as follows: Referring to the Southeast corner of Lot 8, said Block 70, thence Northerly on the East line of said Lot 8 a distance of 53.0 feet to the point of beginning, thence continuing Northerly on the East line of Lots 5 and 8, said Block 70, a distance of 37.0 feet to a point on the Northerly property line; thence Westerly on a line 30.0 feet Northerly from and parallel to the South line of said Lot 5 and on said property line a distance of 35.9 feet; thence Southeasterly a distance of 51.6 feet to the point of beginning.

### **THE ABOVE LEGAL DESCRIPTION IS SOMETIMES ALSO DESCRIBED AS:**

A tract of land located in part of Lots 5, 6, 7, and 8, Block 70, Original City of Omaha; all located in the NE  $\frac{1}{4}$  of Section 22, Township 15 North, Range 13 East of the 6th P.M. Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 8, Block 70, Original City of Omaha, said point also being the point of intersection of the West right-of-way line of 9th Street and the North right-of-way line of Capitol Street; thence  $S87^{\circ}34'17''W$  (assumed bearing) along the South line of said Lot 8, Block 70, Original City of Omaha, and the South line of said Lot 7, Block 70, Original City of Omaha, said line also being said North right-of-way line of Capitol Street, a distance of 171.22 feet; thence  $N02^{\circ}21'58''W$ , a distance of 89.38 feet; thence  $N87^{\circ}45'40''E$ , along the South line of property owned by the City of Omaha in said Lot 6, Block 70, Original City of Omaha and also along the South right-of-way line of Nebraska Department of Roads, a distance of 135.29 feet; thence  $S47^{\circ}22'46''E$  along the Southwesterly right-of-way line of Nebraska Department of Roads, a distance of 50.78 feet to a point on the East line of said Lot 8, Block 70, Original City of Omaha, said point also being on said West right-of-way line of 9th Street; thence  $S02^{\circ}23'21''E$  along said East line of Lot 8, Block 70, Original City of Omaha, said line also being said West right-of-way line of 9th Street, a distance of 53.00 feet to the point of beginning.