



DEED 2004167729



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Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
12/29/2004 10:15:01.21



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**PERSONAL REPRESENTATIVE'S DEED
GENERAL**

COMERICA BANK, Personal Representative of the Estate of Phil Sokolof, Deceased, GRANTOR, in consideration of Five Hundred Twenty-Five Thousand and 00/100 Dollars (\$525,000.00) received from GRANTEE, Edward J. McMorrow and Theresa M. McMorrow, husband and wife, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

See Schedule A attached hereto

subject to easements, reservations, covenants, and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the above-described real estate.

Executed: December 27, 2004.

COMERICA BANK, Personal Representative of the
Estate of Phil Sokolof, Deceased

By: *Leyth R. Webb*

Title: Leyth R. Webb, Assistant Vice President

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on December 27, 2004, by Leyth R. Webb, Assistant Vice Pres. of Comerica Bank, Personal Representative of the Estate of Phil Sokolof, Deceased, on behalf of Comerica Bank as such Personal Representative.

Frances Serra

Notary Public

My Commission Expires:

FRANCES SERRA
NOTARY PUBLIC - MACOMB COUNTY, MI
ACTING IN WAYNE CO., MI
MY COMMISSION EXPIRES JANUARY 15, 2005

KMA/308410.2

**NOTARIAL SEAL
REGISTER OF DEEDS**

Return to: Howard J. Kaslow
Abrahams Kaslow & Cassman LLP
8712 West Dodge Road, Suite 300
Omaha, Nebraska 68114

5/2/05 35

SCHEDULE A
Legal Description

The land referred to is situated in the State of Nebraska, County of Douglas and is described as follows:

SW
SE NE

A tract of land located in the Northeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 2, which point is also the intersection of the centerlines of 72nd Street and "F" Street in Omaha, Nebraska; thence West 1578.00 feet along the North line of the Northeast Quarter of Section 2, which line is also the centerline of "F" Street; thence South $0^{\circ}10'$ East 1615.00 feet to the point of beginning which point is on the East line of 76th Street and which point is also the Southwest corner of a tract of land owned by "General (Hot Point) Electric"; thence continuing South $0^{\circ}10'$ East 229.91 feet along the East line of 76th; thence North $89^{\circ}50'$ East 20.00 feet along the North line of the 76th Street Cul-De-Sac; thence South $0^{\circ}10'$ East 100.00 feet along the East line of the 76th Street Cul-De-Sac; thence South $89^{\circ}50'$ West 50.00 feet along the South line of the 76th Street Cul-De-Sac; thence South $0^{\circ}10'$ East 98.43 feet along the East line of the Baxter Electric Company to a point on the North line of the property of the Union Pacific Railroad Company; thence North $82^{\circ}06'$ East 80.44 feet along said North line; thence North $7^{\circ}54'$ West 10.00 feet; thence North $74^{\circ}04'$ East 94.67 feet along said North line; thence North $63^{\circ}16'$ East 22.40 feet; thence North-Easterly along a circular arc which is concentric with and 9.5 feet from the center of a spur track of the Union Pacific Railroad Company, said arc having a chord whose length is 348.75 feet and whose bearing is North $31^{\circ}52'$ East; thence North $0^{\circ}28'$ East 75.60 feet, parallel to and 9.5 feet from aforementioned spur track, to a point on the South line of a tract owned by General Electric (Hot Point); thence due West along said South line for 345.56 feet to the point of beginning.

Except a parcel of land described as follows:

commencing at the NE corner of the NE $1/4$ of said Section 2, thence West 1578.00 feet along the North line of the NE $1/4$ of Section 2; thence South $0^{\circ}10'$ East, 1615.00 feet to the point of beginning which point is on the East line of 76th Street; thence continuing South $0^{\circ}10'$ East, 229.91 feet along the East line of 76th St., thence North $89^{\circ}50'$ East, 305.58 feet to a point on the West line of the Union Pacific Railroad Company property; thence Northeasterly along a circular arc which is concentric with and 9.5 feet from the center of a spur track of the Union Pacific Railroad Company, said arc having a chord whose length is 158.23 feet and whose bearing is North $14^{\circ}09'27''$ East; thence North $0^{\circ}28'$ East, 75.60 feet parallel to and 9.5 feet from the aforementioned spur track; thence due West 345.56 feet to the point of beginning. (The North line of Section 2, Township 14 North, Range 12, East assumed East-West in direction.)