

Full  
29



1991 534 DEED



14828 94 534-537

SS# 5689 RK# 17012  
7202 "F" Street  
Omaha, NE

SPECIAL WARRANTY DEED

**This Indenture Witnesseth:** That the Grantor, **AMOCO OIL COMPANY**, a corporation organized and existing under and by virtue of the laws of the State of Maryland, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) to it in hand paid, sells and conveys to:

**Ronald Alton Andersen and Mary Philomena Andersen,**  
as joint tenants with rights of survivorship  
1151 South 152nd Circle  
Omaha, Nebraska 68144

the following described real estate, situated in the City of Omaha, County of Douglas, and the State of Nebraska more particularly described as follows, to wit:

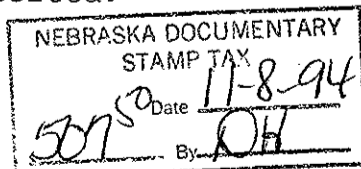
As set forth in Attachment #1 annexed hereto and made a part hereof.

Property Address: 7202 "F" Street, Omaha, Nebraska  
Tax Key Number: 3657-0000-01

**Expressly subject to:**

- (1) Existing leases, including sign lease with Anthony's, Inc., ("Sign Lease") dated 2/3/80, easements, sidetracks and license agreements set forth in Attachment #1.
- (2) Covenants and conditions of record set forth Attachment #1.
- (3) Taxes and special assessments against the Property, if any.
- (4) Zoning laws and municipal regulations, if any; environmental laws and regulations, if any; building line restrictions, use restrictions and building restrictions of record, if any; and any party wall agreements of record.
- (5) Encroachments, overlaps and other matters which would be disclosed by an accurate current survey.
- (6) The Release and Right of Entry of even date herewith.

**Grantor covenants** and agrees that it has not done anything whereby the said premises are in any manner encumbered except as herein recited, and that it will warrant and defend against all persons lawfully claiming by, through or under it, except as herein recited.



7202 "F" Street, Omaha, Nebraska

14828 # 35-15-12 1  
FEE 20.00 R FID-60000  
DEL. C/O COMAP  
LEGAL PG SCOTTY IV

GEORGE J. HOLLAND  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

Nov 8 12 30 PM '94

RECEIVED

In Witness Whereof, Grantor has caused this instrument to be signed by its Manager, Real Estate Administration and its corporate seal to be hereto affixed and attested by its Assistant Secretary, all this 4th day of November, 1994.

**In the Presence of:**

**AMOCO OIL COMPANY**

T. J. Ciechanowski, Manager  
Real Estate Administration

**Attest:**

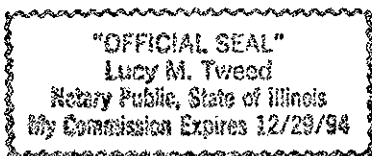
R. A. Wilkens  
Assistant Secretary

STATE OF ILLINOIS) ss  
COUNTY OF COOK )

IMPRINTED CORPORATE SEAL  
REGISTER OF DEEDS

I, the undersigned, a Notary Public, in said State and County, do hereby certify T. J. Ciechanowski and R. A. Wilkens, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Manager Real Estate Administration and Assistant Secretary of **AMOCO OIL COMPANY**, a Maryland corporation, appeared before me this day in person and acknowledged that they signed, sealed with the corporate seal of said corporation, and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth, and that they were duly authorized to execute the said instrument by the Board of Directors of said corporation.

Given under my hand and seal, this 21 day of October, 1994.



Notary Public

My Commission expires 12/29/94.

Return Recorded Deed To:

Mail Tax Bills To:

7202 "F" Street, Omaha, Nebraska

SS# 5689 RK# 17012  
7202 "F" Street  
Omaha, NE

**ATTACHMENT #**  
Legal Description (Page 1 of 1)

The following described real estate located in the City of Omaha, County of Douglas, and State of Nebraska, to-wit:

That part of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 35, Township 15 North, Range 12 East of the 6th Principal Meridian, described as follows: Beginning at a point 100.0' West and 33.0' North of the Southeast corner Section 35, Township 15 North, Range 12 East of the 6th Principal Meridian, Douglas County, Nebraska; thence North 0°21'40" West along the West Right-of-Way of 72nd Street a distance of 150.0'; thence North 90°00'00" West along a line parallel with the North Right-of-Way of "F" Street, a distance of 170.0'; thence South 0°21'40" East on a line parallel with the West Right-of-Way line of 72nd Street, a distance of 150.0'; thence North 90°00'00" East along the North Right-of-Way line of "F" Street, a distance of 170.0' to a point of beginning, Douglas County, Nebraska, except rights of ingress and egress acquired by the State of Nebraska by condemnation pursuant to Report of Appraisers shown at Book 347, Page 577 of the Miscellaneous Records of Register of Deeds of Douglas County, Nebraska.


EXPRESSLY SUBJECT TO:

1. General taxes due and payable at the date hereof.
2. Special Assessments not yet certified to the Office of the County Treasurer at the date hereof.
3. Terms and conditions of Easement and Agreement dated June 7, 1966, filed June 20, 1966 in Book 438 at Page 489, which contains provision for easement for ingress and egress.

AMOCO OIL COMPANY  
200 East Randolph Drive  
Chicago, Illinois 60601

SECRETARY'S CERTIFICATE

THIS IS TO CERTIFY THAT a Special Warranty Deed to Ronald Alton Andersen and Mary Philomena Andersen, as joint tenants with rights of survivorship, whose address is 1151 South 152nd Circle, Omaha, Nebraska 68144 was executed by T. J. Ciechanowski, Manager Real Estate Administration for and on behalf of AMOCO OIL COMPANY, a Maryland corporation, pursuant to the authority granted to the President under the terms of a resolution adopted by the Board of Directors on December 28, 1983, which provided that the President may delegate such authority. This further certifies that the President delegated such authority to the Vice President, Marketing Operations and the Vice President, Business Development who further delegated such authority to the Manager Real Estate Administration.

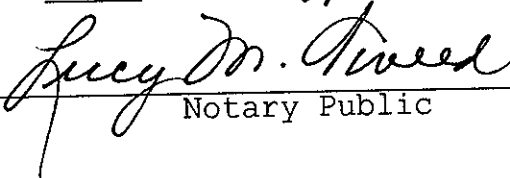
  
R. A. Wilkens  
Assistant Secretary

STATE OF ILLINOIS)  
COUNTY OF COOK ) ss

IMPRINTED CORPORATE SEAL  
REGISTER OF DEEDS

Subscribed and Sworn to before me

this 3rd day of November, A.D., 1994.

  
Notary Public

"OFFICIAL SEAL"  
Lucy M. Tweed  
Notary Public, State of Illinois  
My Commission Expires 12/29/94