

23-15-12

WARRANTY DEED

| | |
|-----------------------------------|-------------------------------------|
| NEBRASKA DOCUMENTARY STAMP TAX | |
| \$88.00 | DEC 6 1974 BY <i>[Signature]</i> |

KNOW ALL MEN BY THESE PRESENTS, That

CENTRAL INVESTMENT COMPANY

a co-partnership in Douglas County, Nebraska for and in consideration of the sum of TEN DOLLAR (\$10.00) and other valuable consideration in hand paid does hereby grant, bargain, sell, convey and confirm unto:

YANKEE CLIPPER JOINT VENTURE, INC.

the following described real estate situated in the county of Douglas and State of Nebraska to-wit:

Beginning at a point 1709.50' South and 50.00' West of the E 1/4 corner of Section 23 T15N, R12E of the 6th P. M., Douglas County, Nebraska; thence South 183.53'; thence running along the bank of the Little Papillion Creek N50°02'41"W for 65.95'; thence N42°35'10"W for 130.70' to a point of curvature; thence left along the arc of a curve with a radius of 464.56' for 64.73' to a point which bears N46°34'40"W and a distance of 64.68' from the previously described course; thence N89°51'00"E for 185.98' to the point of beginning containing 17,411 square feet, more or less. In this description the East line of Section 23 is assumed as due South, shown as Parcel "C" on attached plat dated October 22, 1974, subject to Easements and restrictions of record.

and

This conveyance being subject to and with the benefit of an Easement for ingress and egress purposes, in common with Parcel "B" shown on attached plat, of a driveway easement located in Parcel's "B" and "C" of Tract "B" more particularly described as follows: Beginning at a point 1697.00' South and 50.00' West of the E 1/4 Corner of Section 23 T.15N R 12E of the 6th P. M., Douglas County, Nebraska; thence South for 25.00'; thence S89°51'00"W for 20.00' to a point 12.5' South of the North property line of Parcel "C"; thence North for 25.00'; thence N89°51'00"E for 20.00' to the point of beginning, containing 500 square feet, more or less. In this description the East line of said Section 23 is assumed as due South. The cost of construction and maintenance of said Driveway shall be paid equally by the respective owners of said Parcel "B" and "C".

and

A 12.5' Easement adjacent to Parcel "C" beginning at a point 1893.03' South and 50.00' West of the E 1/4 corner of Section 23, T 15 N, R 12E of the 6th P. M., Douglas County, Nebraska; thence continuing South for 16.31' along the West line of 72nd Street; thence Northwesterly along the North bank of the Little Papillion Creek N. 50°02'41"W for 77.24' on a line which is 12.5' Southwesterly from the Parcel "C" property line; thence N 42°35'10"W for 131.52' to a point of curvature; thence bearing left along the arc of a curve with a radius of 452.06' for 78.43' to a point which bears N47°33'24"W and a distance of 78.33' from the previously described course; thence N89°51'00"E for 20.03' to the Northwest corner of Parcel "C"; thence bearing right along the arc of a curve with a radius of 464.56' for 64.73' to a point which bears S46°34'40"E for 64.68' from the previously described course; thence S42°35'10"E for 130.70'; thence S50°02'41"E for 65.95' to the point of beginning, containing 3428 square feet, more or less. In this description the East line of Section 23 is assumed as due South. This Easement was conveyed to this Grantor by conveyance recorded on

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March 12, 1968 in Miscellaneous Book 462, Page 375 in the office of the Register of Deeds, Douglas County, Nebraska.

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said CENTRAL INVESTMENT COMPANY, a co-partnership of, in, or to the same, or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said YANKEE CLIPPER JOINT VENTURES, INC., and to its successors and assigns forever, and CENTRAL INVESTMENT COMPANY, a co-partnership, the said Grantor for itself and its assigns does hereby covenant with the said YANKEE CLIPPER JOINT VENTURES INC., and with its successors and assigns that said CENTRAL INVESTMENT COMPANY, a co-partnership is lawfully seized of said premises, and that they are free from encumbrance,

EXCEPT:

The GRANTOR, Central Investment Company, a co-partnership does hereby and by these presents reserve unto itself and its successors and assigns a permanent Easement for proper and appropriate sewer purposes under, upon, above and across said real estate in the Southeast Quarter of the Southeast Quarter of Section 23, Township 15 North, Range 12, East of the 6th P. M. in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 of said Section 23 thence N00°06'42"E (assumed bearing) along the East line of the SE 1/4 of said Section 23, a distance of 751.80 feet; thence N89°53'18"W, a distance of 50.00 feet to the Point of Beginning on the West right-of-way line of 72nd Street; thence N49°51'35"W along the East right-of-way line of Little Papillion Creek Channel, a distance of 65.19 feet; thence N42°22'36"W along the East right-of-way line of Little Papillion Creek Channel and the extension thereof, a distance of 191.39 feet; thence N89°57'42"E, a distance of 30.45 feet; thence S42°22'36"E, a distance of 161.89 feet thence S56°48'43"E, a distance of 47.02 feet to the West right-of-way line of 72nd Street; thence S00°06'42"W, a distance of 38.10 feet to the Point of Beginning containing an area of 5,492 square feet.

In this description, the East line of the SE 1/4 of Section 23 is assumed as S00°06'42"W.

and

the Grantor, CENTRAL INVESTMENT COMPANY, a co-partnership, does hereby and by these presents reserve unto itself and its successors and assigns a Construction Easement for proper and appropriate sewer purposes, over, above, and under and across the Southeast 1/4 of the Southeast 1/4 of Section 23,

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Township 15, North, Range 12 more particularly described as:

A 12.5' Easement adjacent to Parcel "C" beginning at a point 1893.03' South and 50.00' West of the E 1/4 corner of Section 23, T15N, R. 12E of the 6th P. M., Douglas County, Nebraska; thence Northwesterly along the North bank of the Little Papillion Creek N. 50°02'41"W for 77.24' on a line which is 12.5' Southwesterly from the Parcel "C" property line; thence N 42°35'10"W for 131.52' to a point of curvature; thence bearing left along the arc of a curve with a radius of 452.06' for 78.43' to a point which bears N47°33'24"W and a distance of 78.33' from the previously described course; thence N89°51'00"E for 20.03' to the Northwest corner of Parcel "C"; thence bearing right along the arc of a curve with a radius of 464.56' for 64.73' to a point which bears S46°34'40"E for 64.68' from the previously described course; thence S42°35'10"E for 130.70'; thence S50°02'41"E for 65.95' to the point of beginning, containing 3428 square feet, more or less. In this description the East line of Section 23 is assumed as due South.

that CENTRAL INVESTMENT COMPANY, a co-partnership, has good right and lawful authority to sell the above described premises and it will and its successors and assigns shall warrant and defend the same unto the said YANKEE CLIPPER JOINT VENTURES INC., its successors and assigns forever against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Central Investment Company, a co-partnership has hereto set its hand this 16th day of December, 1974.

CENTRAL INVESTMENT COMPANY,
a co-partnership

BY C. Clifton Nelsen
C. Clifton Nelsen

Dianne E. Nelsen
Dianne E. Nelsen
Husband and Wife

Andrew Clifton Nelsen
Andrew Clifton Nelsen

* Mary J Nelsen
Mary Nelsen
Husband and Wife

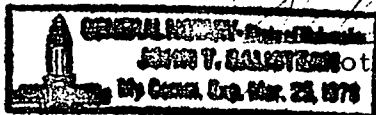
PARTNERS

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STATE OF NEBRASKA]
] SS
COUNTY OF DOUGLAS]

On this 6th day of December, A. D. , 1974, before me, a Notary Public in and for said County, personally came the above named C. CLIFTON NELSEN and DIANNE E. NELSEN, Husband and Wife and ANDREW CLIFTON NELSEN and MARY NELSEN, Husband and Wife, Partners, who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors and who acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.



James T. Galster

My Commission Expires: _____

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To The Office of
GEORGE E. EHRHART
County Surveyor and Engineer
Douglas County

Field Notes: Property Pipes Found ○
Property Pipes Set ○

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

EAST 1/4 CORNER
OF SEC. 23-15-12

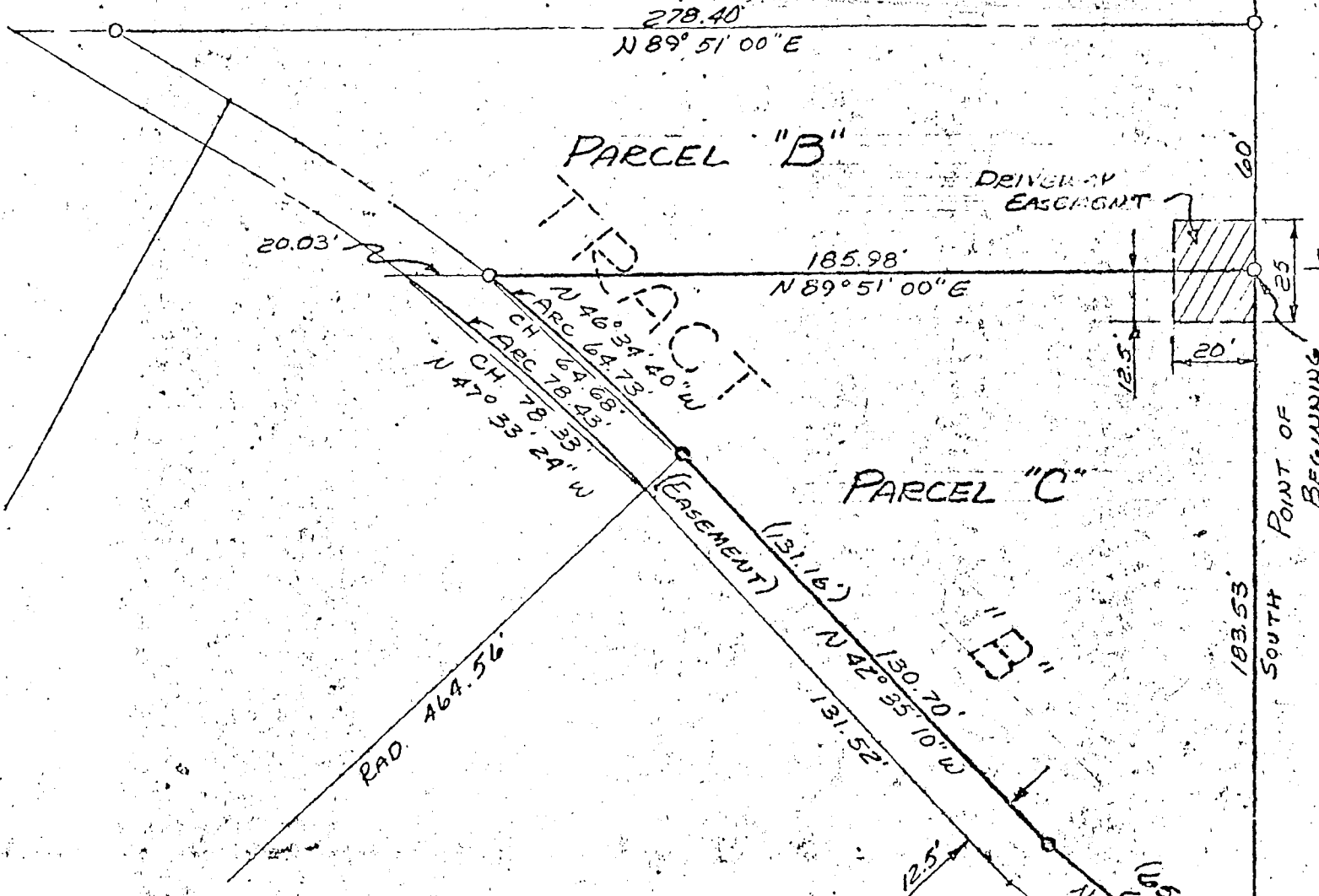
Legal Description See Attached Sheet



TRACT "A"

SCALE: 1"=40'

Plat to scale showing tract surveyed with all pertinent points.



NOTE: Distances shown in () are plat distances.
All other distances are true measured distances.

Signature of Land Surveyor

Darrel E. Danberg
NEBRASKA
REGISTERED
Reg. No. LS-294

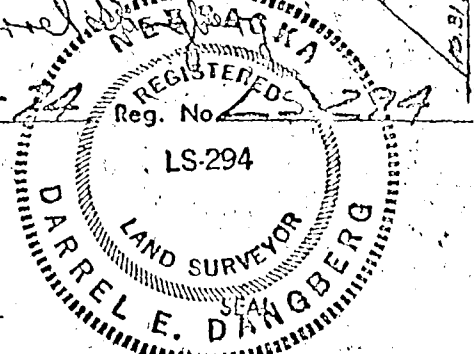
DATE RECEIVED: _____

Date: 22 Oct 24

OFFICIAL ADDRESS: _____

BLDG. PERMIT NO.: _____

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To The Office of
GEORGE E. EHRHART
County Surveyor and Engineer
Douglas County

Field Notes: Permanent Easement for Benson-Westside Interceptor Sewer
Description derived from City of Omaha Right-of-Way Tract Plat No. 11
City Project No. S.O.S. 3609 dated 12-4-72

LAND SURVEYOR'S CERTIFICATE

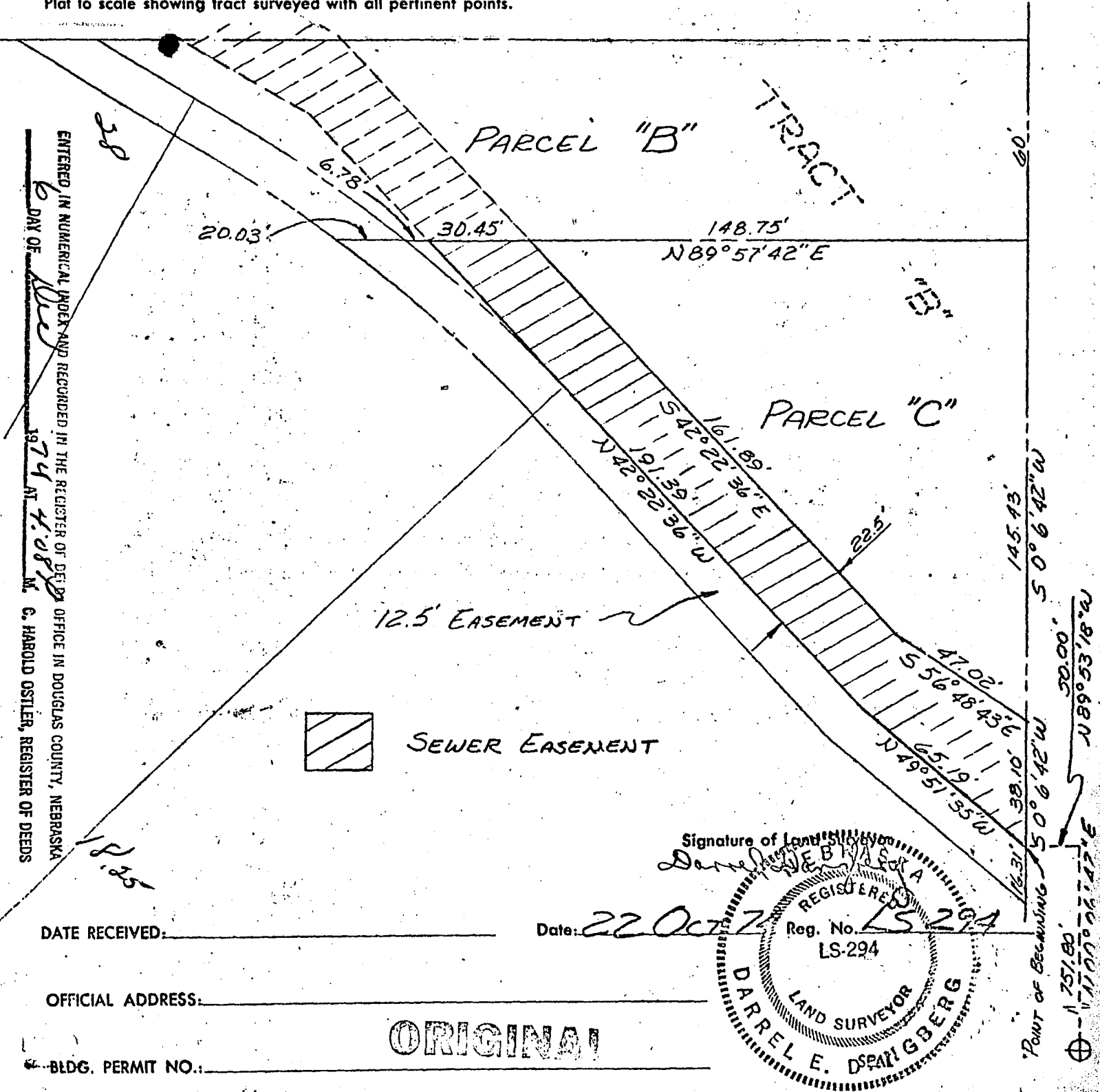
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description See Attached Sheet



SCALE: 1"=40'

Plat to scale showing tract surveyed with all pertinent points.



DATE RECEIVED: _____

Date: 22 Oct 72

OFFICIAL ADDRESS: _____

BLDG. PERMIT NO.: _____

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