

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRED ARMBRUST COMPANY, a Nebraska partnership, in consideration of the sum of Fifty-five thousand Nine hundred Forty and No/100 (\$55,940.00) Dollars, in hand paid, do hereby grant, bargain, sell, convey and confirm unto COUNTY OF DOUGLAS, STATE OF NEBRASKA, the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

Part of Lots Four (4), Five (5) and Six (6), all of Lots One (1), Two (2), Three (3), Seven (7), Eight (8), Nine (9) and Ten (10), Block Sixteen (16), and part of Lots Eight (8), Nine (9) and Ten (10), Block One (1), LAWN FIELD ADDITION in Douglas County, Nebraska, and more particularly described as follows:

Beginning at the Southwest corner of Lot 6, Block 16; thence East along the South line of Lot 6, Block 16, a distance of 226.91 feet to a point; thence in a Northeasterly direction with an angle of  $33^{\circ}00'25''$  left from the last described course a distance of 441.32 feet to a point on the West line of 70th Street; thence, North to the Northeast corner of Lot 1, Block 16; thence, West to the Northwest corner of Lot 10, Block 16; thence, South to the point of beginning, also beginning at the Northwest corner of Lot 10, Block 1; thence South along the East line of 70th Street a distance of 319.55 feet to a point; thence, Northeasterly along a curve to the left, said curve having a radius of 378.42 feet a distance of 225.90 feet to a point, said point being 132.31 feet South and 122.48 feet East of the point of beginning; thence, in a Northeasterly direction a distance of 137.81 feet to a point on the North line of Lot 10; thence, West along the North line of Lot 10 a distance of 161.02 feet to the point of beginning, and containing 346,431 square feet.

There will be no access from the owner's remaining land onto the highway. The County of Douglas will provide access to the remaining property of the owner by grading 70th Street from Spring to Oak Street at the County's expense.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantee, and to its assigns forever, and the grantor named herein for itself and its heirs, executors and administrators, do covenant with the grantee named herein, and with its assigns, that it is lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that the said grantor has good right and lawful authority to sell the same, and that it will and its heirs, executors and administrators shall warrant and defend



