

23-15-12 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that SHELDON L. COHEN, surviving trustee, hereafter termed "grantor", in consideration of Twelve Thousand Dollars (\$12,000.00) in hand paid, does hereby grant, bargain, sell, convey and confirm unto The County of Douglas, Nebraska, hereafter termed "grantee", the following described real estate situate on the County of Douglas and State of Nebraska, to-wit.:

A tract of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section 23, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the East line of West Pacific Terrace, an addition in the City of Omaha, 20.21 feet North of the Southeast Corner of Lot 27, West Pacific Terrace; thence North along the East line of said addition for a distance of 337.4 feet more or less to the centerline of the Little Papillion Creek; thence Southeast along the center of said creek for a distance of 657.0 feet more or less; thence South for a distance of 180.0 feet more or less to a point on the West line of West Pacific Commercial, an addition in the City of Omaha, 112.81 feet South of the Northwest Corner of Lot 10, West Pacific Commercial; thence Northwest along a curve to the left whose radius is 592.72 feet, with a degree of curve of $9^{\circ}40'$, for an arc distance of 74.2 feet; thence $S\ 40^{\circ}23'22''\ W$ for a distance of 2.64 feet; thence $N\ 50^{\circ}00'47''\ W$ for a distance of 82.39 feet to a point of curve; thence Northwest along a curve to the right whose delta angle is $19^{\circ}45'59''$, with a radius of 1081.05 feet for an arc distance of 372.95 feet; thence $N\ 30^{\circ}14'48''\ W$ for a distance of 0.65 feet to the point of beginning containing 84,365 square feet more or less of which 43,929 square feet more or less is usable and 40,436 square feet more or less is unusable. All bearings given are based on Corps of Engineers data,

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 said grantor of, in, or to the same, or any part thereof;

A permanent easement is reserved by the grantor over the Southwesterly 12.5 feet of above tract for purposes of ingress, egress, and automobile parking, provided no obstructions shall be erected which may interfere with the free passage of County's creek maintenance machinery along said 12.5 foot strip.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantee and to its assigns forever, and I, the said grantor, for myself, for my successor, for the beneficiaries of my trust and for their heirs, executors, and administrators, do covenant with said grantee and with its assigns, that I am lawfully seized of said premises, and that they are free from

encumbrance; that I have good right and lawful authority to sell the same and that I, my successors, the beneficiaries of my trust and their heirs, executors and administrators shall warrant and defend the same unto the said grantee and its assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of May, 1970.

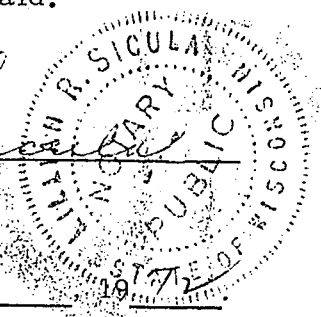
Sheldon L. Cohen
SHELDON L. COHEN, Surviving Trustee

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE^{SS.}

On this 19th day of May, 1970, before me, a Notary Public in and for said County, personally came the above named SHELDON L. COHEN, Surviving Trustee, who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor, and who acknowledged said instrument to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.

Lillian R. Sicaula
NOTARY PUBLIC



My Commission expires on the 10th day of Sept

RECEIVED
1970 MAY 26 PM 4 22
G. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, WIS.

S. Deed

THE STATE OF WISCONSIN
Douglas County
Entered in Register by fax and filed
for Record in the office of the Register of
Deeds of said County and recorded in
Book 1410 of *Roedel*
Page 13

By *W. Harold Ostler*
Register of Deeds

MAIL *Paul Peters*
Coats
Deputy

Completed 23-15-72
E.M.P.
625
73-15-11