

BOOK 1691 PAGE 159

No. 7, Oct 74

WARRANTY DEED CITY OR COUNTY - CORPORATION (1 Page)

PROJECT: BRM-5030(2)  
SP 78-3

AFE: R-431

TRACT: 15

KNOW ALL MEN BY THESE PRESENTS:

THAT Stewart Seed Company

organized and existing under and by virtue of the laws of the State of.....hereafter known as the Grantor, whether one or more, for and in consideration of the sum of --Five Thousand Five Hundred Ninety and no/100-----(\$5,590.00)-----DOLLARS in hand paid does hereby grant, bargain, sell, convey and confirm unto.....City of Omaha, Nebraska.....

hereafter known as the Grantee, the following described real property situated in.....Douglas.....County and State of Nebraska: For Street purposes,

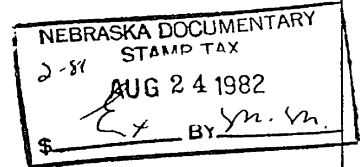
A tract of alnd located in Block 261, City of Omaha, formerly South Omaha, Douglas County, Nebraska, described as follows:

Beginning at the Northwest Corner of said Block 261; thence north 89 degrees, 59 minutes, 37 seconds east along the south right-of-way line of "F" Street, a distance of 263.71 feet; thence south 8 degrees, 25 minutes, 21 seconds west, a distance of 32.35 feet; thence south 89 degrees, 59 minutes, 37 seconds west on a line 32.00 feet south of and parallel with the south right-of-way line of "F" Street, a distance of 76.74 feet; thence north 0 degrees, 00 minutes, 23 seconds west, a distance of 10.00 feet; thence south 89 degrees, 59 minutes, 37 seconds west on a line 22.00 feet south of and parallel with the south right-of-way line of "F" Street, a distance of 185.55 feet; thence north 8 degrees, 35 minutes, 07 seconds east on the east right-of-way line of Dahlman Avenue, a distance of 22.25 feet to the point of beginning, containing 6,577 square feet, more or less.

Said Grantor does hereby retain and reserve to said Grantor and to its Successors and Assigns all rights to minerals, in or on the above described real property. Said Grantor and/or its Successors and Assigns shall have no right to enter or use the surface of said real property for any purpose concerning said mineral rights, nor shall said Grantor and/or its Successors and Assigns in extracting said minerals from said real property, damage or in any way impair the use of said real property. "Minerals" shall also in part include oil, gas, and fissionable materials.

This conveyance is without prejudice to rights of Grantor, its successors and assigns in any way pertaining to any damages for change of grade, for diminution of value of remainder of property of Grantor, and from construction of street, bridge, approach to bridge, and appurtenances thereto.

Above described property is conveyed in "as is" condition.



TO HAVE AND TO HOLD said real property, hereby known to include real estate together with all tenements, hereditaments and appurtenances thereunto belonging, unto said Grantee and to its successors and assigns forever.

Said Grantor does hereby covenant with said Grantee and with its successors and assigns that said Grantor is lawfully seized of said property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend the title to said real property against the lawful claims of all persons whomsoever.

Duly executed this 12th day of July, 1982.

STEWART SEED COMPANY

Corporation

ATTEST: Mary M. Curdy, Secretary

[Signature]

(See Acknowledgment - Over)

1819 Fairman 6883

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STATE OF Illinois )

On this 12th day of July 19 82 before me, a

) ss. general notary public duly commissioned and qualified for said county, personally

Peoria County )

came Dana Stewart and Mary McCurdy

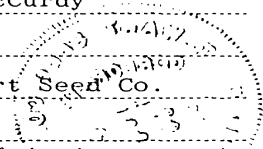
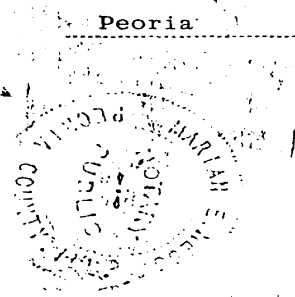
the duly authorized representative or representatives of Stewart Seed Co.

who acknowledged that he, she or they held the position or title set forth in the instrument, that he, she or they signed the instrument on behalf of the corporation by proper authority and that the instrument was the act of the corporation and are to me known to be said duly authorized representative or representatives and the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Maries E. Reed  
Notary Public

My commission expires the 25th day of July 1985.



OMAHA/DOUGLAS CIVIC CENTER  
1819 FARNAM STREET  
OMAHA, NEBRASKA 68183  
SIXTH FLOOR  
PHONE: 402/444-5244

DAVID W. PETERS  
Right-of-Way Section

CITY OF OMAHA  
Public Works Department



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RECEIVED

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REGISTER IN DEEDS  
DOUGLAS COUNTY, NEBR.

Project AFE

Indexed General

Compared Paged

WARRANTY DEED CITY OR COUNTY CORPORATION

STATE OF NEBRASKA )  
 ) ss.  
 ) County)

Entered in Numerical Index and filed for record in the office of the Register of Deeds

of said County, the day of

at o'clock and minutes M., and

duly recorded in Book of

Deeds on page

Register of Deeds

Deputy

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Fee 6.85  
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Cofed  
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