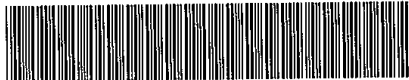




BK 2165 PG 360-363



DEED 2000 14414

Nebr Doc Stamp Tax
<u>10-16-00</u> Date
<u>sexos</u> By <u>cl</u>

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE
00 OCT 16 PM 2:37
RECEIVED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Helen Abdouch, a single person, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEEES, does grant, bargain, sell, convey and confirm unto City of Omaha, a municipal corporation in Douglas County, Nebraska, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska:

See Exhibit "A" Attached Hereto

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE'S successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

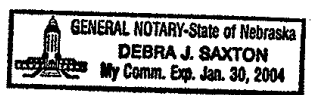
Dated this 13th day of October, 2000.

By: Helen Abdouch
Helen Abdouch

STATE OF Nebraska)
COUNTY OF Douglas)^{ss.}

On this 13th day of October, 2000, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Helen Abdouch, a single person, known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.



Debra J. Saxton
NOTARY PUBLIC

My commission expires the ___ day of _____, _____

Deed 47F

FEE	<u>23.50</u>	FB	<u>03-80000</u>
BK	<u>22-15-13</u>	C/O	<u>Y</u>
DEL		SCAN	<u>dc fv</u>

COMP MB

Box 35
CGG-6264

EXHIBIT A

All that part of Lots 5, 6, 7 and 8, Block 63, City of Omaha, Douglas County, Nebraska, bounded and described as follows, to-wit: Beginning at the Southwest Corner of Lot 6, Block 63, City of Omaha, thence North along the West line of Lots 6 and 5, a distance of 101 feet, more or less to the Southerly line of a parcel of land heretofore acquired by William D. Rule from Union Pacific Railroad Company, et al., by Court Decree of the District Court of Douglas County, Nebraska, dated December 29th, 1948, corrected by Court Order of the District Court of Douglas County, Nebraska, dated July 27, 1949, thence Southeasterly along said Southerly line, 50.8 feet, more or less, to the Southeast corner of said tract of land, thence Northeasterly along the Southeasterly line of said tract of land, and also the Southeasterly line of a certain parcel of land heretofore acquired by Eunice Pratt Walker from Union Pacific Railroad Company et al., by Court Decree of the District Court of Douglas County, Nebraska, dated February 4, 1915, a distance of 41.68 feet, more or less, to a point in the North line of Lot 5, which is 58.3 feet, more or less, West of the Northeast Corner of said Lot, thence East along the North line of said Lot 5, a distance of .6 feet, more or less, to the Southwesterly line of the property deeded to the Omaha and Southwestern Railroad Company, thence Southeasterly 193.78 feet, more or less, along the Southwesterly line of said property to a point in the South line of Lot 8 which is 18.41 feet East of the Southwest Corner thereof, thence West on the South line of Lots 8, 7 and 6, a distance of 216.41 feet, more or less, to the place of beginning, and that part of vacated 10th Street adjoining said Lot 5, except part taken for Highway Right of Way.

AND

Being located within the Northeast Quarter of the Northeast Quarter of Section 22, Township 15 North, Range 13, East of the 6th P.M., Douglas County, Nebraska, and Tax Lot 38, Section 22, Township 15 North, Range 13, East of the 6th P.M., Omaha, Douglas County, Nebraska, and beginning at a point 7 feet North and 50 feet West of the Southwest Corner of Lot 4, Block 63, of the Original Plat of the City of Omaha; thence Easterly in a straight line 34.7 feet to a point 6.5 feet North and 15.3 feet West of the Southwest Corner of said Lot 4; thence Easterly in a straight line 27 feet to a point 7.2 feet North and 11.7 feet East of the Southwest Corner of said Lot 4; thence South 9.2 feet to a point 2 feet South and 11.7 feet East of the Southwest Corner of said Lot 4; thence Easterly and parallel with the South line of said Lot 4, 20.8 feet; thence Southeasterly in a straight line 44.5 feet to a point 31 feet South and 66.4 feet East of the Southwest Corner of said Lot 4; thence Southwesterly 43 feet to a point 35.8 feet South and approximately 50.8 feet East of the Northwest Corner of Lot 5 in Block 63; thence Northwesterly in a straight line 50.8 feet to a point intersecting the West line of said Lot 5, 31 feet South of the Northwest Corner of said Lot 5 and continuing in a straight line extended to a stone or concrete curb approximately 30 feet West of said Lot 5, thence following said curb Northwesterly in a curved line to a point 50 feet West of the Southwest Corner of said Lot 4; thence straight North 7 feet to place of beginning;

AND

That part of Lot 4, lying Southwest of the Chicago, Burlington & Quincy Railroad right-of-way and Northwest of the Omaha Outer Drive, in Block "C" in the City of Omaha, Douglas County, Nebraska, being within Lot 1, Section 23, Township 15 North, Range 13, East of the 6th P.M., except those parts taken for road purposes.

EXCEPTING THEREFROM that part conveyed to The Omaha & South Western Railway Company by deed filed November 3, 1882 in book 44 page 28 in the records of the Office of the Register of Deeds, Douglas County, Nebraska.

THE ABOVE LEGAL DESCRIPTION IS SOMETIMES ALSO DESCRIBED AS:

PARCEL A

A tract of land located in part of Lots 4, 5, 6, 7, and 8, Block 63, Original City of Omaha; and also together with part of a vacated alley located in said Block 63, Original City of Omaha; and also together with part of vacated 10th Street; all located in the NE 1/4 of Section 22, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Lot 8, Block 63, Original City of Omaha, said point also being the point of intersection of the West right-of-way line of 9th Street and the North right-of-way line of Davenport Street; thence S87°40'04"W (assumed bearing) along the South line of said Lot 8, Block 63, Original City of Omaha, said line also being said North right-of-way line of Davenport Street, a distance of 47.59 feet to a point on the Southwesterly right-of-way line of the Burlington Northern Railroad, said point also being the point of beginning; thence continuing S87°40'04"W along the South line of said Lots 6, 7, and 8, Block 63, Original City of Omaha, said line also being said North right-of-way line of Davenport Street, a distance of 98.54 feet to a point on the Easterly right-of-way line of Interstate Highway No. 480; thence Northwesterly along said Easterly right-of-way line of Interstate Highway No. 480 on a curve to the left with a radius of 1256.89 feet, a distance of 140.41 feet, said curve having a long chord which bears N61°07'56"W, a distance of 140.34 feet to a point on the West line of said Lot 5, Block 63, Original City of Omaha, said point also being on the East right-of-way line of said vacated 10th Street; thence N65°06'06"W along the Southwesterly line of 10th Street Vacation Ordinance Number 24812, a distance of 33.74 feet; thence N02°19'55"W along the West line of said 10th Street Vacation Ordinance Number 24812, a distance of 15.98 feet to a point on the Southwesterly corner of property conveyed to Ivan Abdouch and Helen Abdouch by Joint Tenancy Warranty Deed recorded in Douglas County Deed Book 1803, Page 518; thence Northerly on a curve to the right with a radius of 68.95 feet, a distance of 53.88 feet, said curve having a long chord which bears N24°43'02"W, a distance of 52.52 feet to a point on the centerline of said vacated 10th Street; thence N02°19'52"W along said centerline of vacated 10th Street, a distance of 7.00 feet to the Southwest corner of property conveyed to William D. Rule by Quit Claim Deed recorded in Douglas County Deed Book 942, Page 439, said point also being the Northwest corner of said property conveyed to Ivan Abdouch and Helen Abdouch by Joint Tenancy Warranty Deed recorded in Douglas County Deed Book 1803, Page 518; thence Easterly along the Northerly line of said property conveyed to Ivan Abdouch and Helen Abdouch by Joint Tenancy Warranty Deed, recorded in Douglas County Deed Book 1803, Page 518, said line

also being the Southerly line of property conveyed to William D. Rule by Quit Claim Deed recorded in Douglas County Deed Book 942, Page 439, on the following described courses; thence N89°01'07"E, a distance of 34.70 feet; thence N86°11'00"E, a distance of 27.02 feet; thence S02°19'55"E, a distance of 9.20 feet; thence N87°40'07"E, a distance of 20.80 feet; thence S51°47'10"E, a distance of 44.61 feet; thence N34°45'50"E, a distance of 13.79 feet to a point on the North line of said Lot 5, Block 63, Original City of Omaha, said point also being on the South right-of-way line of said vacated alley in Block 63, Original City of Omaha; thence N87°40'06"E, along said North line of Lot 5, Block 63, Original City of Omaha, said line also being said South right-of-way line of a vacated alley in Block 63, Original City of Omaha, a distance of 0.60 feet to a point on said Southwesterly right-of-way line of the Burlington Northern Railroad; thence S49°25'42"E along said Southwesterly right-of-way line of the Burlington Northern Railroad, a distance of 78.81 feet to a point on the East line of said Lot 5, Block 63, Original City of Omaha, said point also being on the West line of said Lot 7, Block 63, Original City of Omaha; thence S49°32'51"E along said Southwesterly right-of-way line of the Burlington Northern Railroad, a distance of 90.71 feet to a point on the East line of said Lot 7, Block 63, Original City of Omaha, said point also being on the West line of said Lot 8, Block 63, Original City of Omaha; thence S50°17'32"E along said Southwesterly right-of-way line of the Burlington Northern Railroad, a distance of 25.54 feet to the point of beginning.

PARCEL B

A tract of land located in Lot 4, Block C, Original City of Omaha, located in the NW 1/4 of Section 23, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of Lot 5, Block C, Original City of Omaha, said point also being the point of intersection of the North right-of-way line of Capitol Street and the East right-of-way line of 9th Street; thence N02°23'21"W (assumed bearing) along the West line of said Lot 5, Block C, Original City of Omaha, said line also being said East right-of-way line of 9th Street, a distance of 120.33 feet to the Northwest corner of said Lot 5, Block C, Original City of Omaha, said point also being the Southwest corner of said Lot 4, Block C, Original City of Omaha, said point also being the point of beginning; thence continuing N02°23'21"W along said West line of Lot 4, Block C, Original City of Omaha, said line also being said East right-of-way line of 9th Street, a distance of 82.80 feet to a point on the Southwesterly right-of-way line of the Burlington Northern Railroad; thence S48°45'12"E along said Southwesterly right-of-way line of the Burlington Northern Railroad, a distance of 91.82 feet to a point on the East line of said Lot 4, Block C, Original City of Omaha, said point also being on the West line of Lot 3, said Block C, Original City of Omaha; thence S02°23'50"E along said East line of Lot 4, Block C, Original City of Omaha, said line also being said West line of Lot 3, Block C, Original City of Omaha, a distance of 19.50 feet to the Southeast corner of said Lot 4, Block C, Original City of Omaha, said point also being the Northeast corner of said Lot 5, Block C, Original City of Omaha, said point also being the Southwest corner of said Lot 3, Block C, Original City of Omaha, said point also being the Northwest corner of Lot 6, Block C, Original City of Omaha; thence S87°40'04"W along the South line of said Lot 4, Block C, Original City of Omaha, said line also being the North line of said Lot 5, Block C, Original City of Omaha, said line also being the North right-of-way line of Nebraska Department of Roads, a distance of 66.46 feet to the point of beginning.