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2053 496 DEED



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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

**REFEREES DEED
KNOW ALL MEN BY THESE PRESENTS**

THAT, WHEREAS, a Petition was filed in the District Court of Douglas County, Nebraska, for a partition and sale of real estate at Doc. 947 Page 532.

And, whereas, a sale of real estate hereinafter described was ordered by His Honor, Judge Lawrence J. Corrigan, Judge of said Court by the duly appointed and acting Robert E. Wear, Sr., Referee, and upon hearing, the Court found that the sale of the property situated in Douglas County, and described on Exhibit "A" attached hereto was duly had.

And, whereas, the said sale was duly confirmed by said Court and the said Robert E. Wear, Sr., Referee, was directed and ordered by said Court to execute a Referee's Deed of said property to the said UCG Investments, Inc., a Nebraska Corporation, Dale E. Standley, Trustee, being the highest bidder at said sale for, and having duly directed the Referee to convey the described property to said corporation.

Now, This Indenture Witnesseth, that the said Robert E. Wear, Sr., as Referee in pursuance of said Order of said Court, and also the statutes in such cases made and provided for, and also for and in consideration of the sum of One Hundred Thousand (\$100,000.00) Dollars, in hand paid, to said Referee by said UCG Investments, Inc., a Nebraska Corporation, said Robert E. Wear, Sr. as such Referee hath bargained, sold, conveyed, and by these presents doth bargain, sell and convey unto the said UCG Investments, Inc., GRANTEE, and assigns forever, the property situated in Douglas County, and described on Exhibit "A" attached hereto together with all the right, estate, title and interest which the said Robert E. Wear, Sr., Referee, has in and to said real estate and each and every part thereof, hereby giving and granting to the said UCG Investments, Inc., all the right title and interest which I, as Referee, have the right to convey under the order of said Court and the said statutes of the State of Nebraska in such case made and provided, subject, however, to easements and restriction of record to have and hold said premises with all the estate, right and title of said Referee, to said UCG Investments, Inc., and its assigns, forever.

In witness whereof, I Robert E. Wear, Sr., as Referee, have hereunto set my hand this

3rd day of February, A.D. 1997.

01413H 4-14-13 04-81000
5-14-13 01-6000

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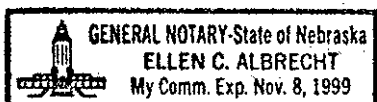
Robert E. Wear Sr.
ROBERT E. WEAR, SR., Referee

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-5-97
175.00 By DW

STATE OF NEBRASKA)
) ss
DOUGLAS COUNTY)

On the 3rd day of February, 1997, before me, a Notary Public within and for said county personally appeared Robert E. Wear, Sr., as Referee to me personally known to be the identical person who executed the foregoing instrument to be his voluntary act and deed as said Referee.

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



Ellen C. Albrecht

Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

1997 FEB 03 10:00
DOUGLAS COUNTY
REGISTER OF DEEDS

PARCEL 1:

2-1

04-81070

The South 1' of Lot 1 and all of Lots 2, 3, 4, 5, 6 and 7, Block 351, in South Omaha, Douglas County, Nebraska (except the East 30' thereof). Also a part of old vacated 36th Street. More Particularly described as follows:

Commencing at the Southwest corner of Block Three Hundred Fifty-one (351), in South Omaha, now Omaha; thence Southeasterly Thirty (30) feet to a point in center of vacated "K" Street, Ten (10) feet East of the West line of Blocks Three Hundred Fifty-one (351) and Three Hundred Fifty-two (352) in South Omaha, now Omaha; thence East in center of vacated "K" Street Ninety-Two and Seven Tenths (92.7) Feet, more or less, to the West line of 36th Street, thence North on West line of 36th Street Three Hundred Fifty (350) Feet; thence West One Hundred Five and Three Tenths (105.3) Feet to the West line of Section Four (4), Township Fourteen (14), Range Thirteen (13), East of the 6th P.M.; thence South on West line of Section Four (4), Township Fourteen (14) North, Range Thirteen (13) East of the 6th P.M., to a point One Hundred Feet North of North line of vacated "K" Street; thence Southeasterly to the place of beginning in Douglas County except that part of the North half of Vacated West "K" Street as above described which was deeded to Chicago, Burlington and Quincy Railroad Company in Quit Claim Deed 1095-609, filed August 11, 1960.

PARCEL 2:

5-14-13

SW 1/4 4-14-13
SE 1/4 5-14-13

01-6000

A Parcel or tract of land situated in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Four (4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section Five (5) all in Township Fourteen (14) North, Range Thirteen (13) East of the Sixth (6th) Principal Meridian, City of South Omaha, now a part of the City of Omaha, as surveyed, platted and recorded, being all that part of said Quarter Sections and Vacated Old 36th Street, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section Five (5), thence North along the said East line of said Quarter Section a distance of Three Hundred Thirty-Four and Twenty-Four Hundredths (334.24) feet, more or less, to the point where said East line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section Five (5) intersects the westerly prolongation of the North line of vacated West "K" Street, thence East on the Westerly prolongation of the North line of said vacated West "K" Street making an angle of Eighty-Five Degrees, Thirteen Minutes (85° 13') to the right with the last described course produced northerly a distance of Thirty-Three and Twelve Hundredths (33.12) feet, more or less, to a point in the westerly boundary of land owned by the Grantees herein, and the true point of beginning of the parcel or tract of land herein conveyed; thence from said true point of beginning northwesterly along the westerly line of said land owned by the Grantees herein making an angle to the left with the last described course produced easterly of One Hundred Three Degrees Fifty-Eight Minutes (103° 58') a distance of One Hundred Two and Fifty-Eight Hundredths (102.58) feet, more or less to a point in the easterly line of said Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section Five (5), said point being One

Hundred (100) feet North of the point where the Westerly prolongation of the North line of vacated West "K" Street intersects the East line of said Southeast Quarter of the Northeast Quarter (SE1/4 NE 1/4) of Section Five (5); thence North along the East line of said Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section Five (5) said line making an angle to the right with the last described course produced northwesterly of Eighteen Degrees, Forty-Five Minutes ($18^{\circ} 45'$) a distance of Two Hundred Nineteen and Ninety-Four Hundredths (219.94) feet, more or less to a point on the westerly prolongation of the North line of Lot Two (2), Block Three Hundred Fifty-One (351) of the City of South Omaha; now a part of the City of Omaha, as surveyed, platted and recorded, said point being the Northwest corner of land owned by the Grantees herein, thence West along the westerly prolongation of said North line of Lot Two (2), Block Three Hundred Fifty-One (351) making an angle to the left with the last described course produced northerly of Ninety-Four Degrees, Forty-Seven Minutes ($94^{\circ} 47'$) a distance of Forty-One and Forty-Four Hundredths (41.44) feet, more or less, to a point that is Nine and No Tenths (9.0) feet normally distant northeasterly of the center line of that certain standard gauge railroad side track numbered Eight (8) and owned by the Grantor herein, thence southeasterly along a straight line making an angle to the left with the last described course produced westerly of Ninety-Two Degrees, Eight Minutes ($92^{\circ} 8'$), a distance of One Hundred Twenty-Two and Two Hundredths (122.02) feet to a point, thence southeasterly along a straight line making an angle to the left with the last described course produced southerly of Two Degrees, Forty-One Minutes ($02^{\circ} 41'$) a distance of One Hundred One and Thirty-Two Hundredths (101.32) feet to a point, thence southeasterly along a straight line making an angle to the left with the last described course produced of Six Degrees, Twenty-Four Minutes ($06^{\circ} 24'$) a distance of Ninety-Seven and Eighty-Six Hundredths (97.86) Feet, more or less, to a point on the westerly prolongation of the North line of vacated West "K" Street, said point being Nine and No Tenths (9.0) feet, normally distant northeasterly of the center line of said railroad track numbered Eight (8), thence East along said North line of vacated West "K" Street making an angle to the left with the last described course produced of Seventy-Eight Degrees, Forty-Seven Minutes ($78^{\circ} 47'$) a distance of Fifteen and Seventy-Seven Hundredths (15.77) feet, more or less, to the true point of beginning aforesaid; containing an area of Seven Thousand Two Hundred Sixty-Two (7262) square feet, more or less.