

7645

1 NEBRASKA DOCUMENTARY  
STAMP TAX

FEB 26 92

North 27th St. Wid., M-5231(6)  
Tract 23

Exempt

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I or We, MELVIN W. and GLEMA KING, husband and wife as joint tenants, herein called the "Grantor", whether one or more, in consideration of ONE THOUSAND EIGHT HUNDRED EIGHTY AND NO/100 DOLLARS (\$1,880.00), received from Grantee, do hereby, grant, bargain, sell, convey and confirm unto CITY OF LINCOLN, NEBRASKA, a municipal corporation, herein called the "Grantee", whether one or more, the following described real property in Lancaster County, Nebraska:

Area of Taking:

A portion of Lots 34 & 35, Irregular Tract, Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Beginning at a point on the north line of said Lot 34 located 50.0 feet east of the west line of the said NW 1/4 of Section 6; thence east along the north line of said Lot 34, a distance of 95.0 feet; thence southwesterly along a line which deflects 141 degrees, 19 minutes, 32 seconds right, a distance of 57.61 feet to a point located 100.0 feet east of said west line of the said Northwest Quarter of Section 6; thence south along a line located 100.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 10.78 feet; thence west along a line perpendicular to the west line of the said Northwest Quarter of Section 6, a distance of 35.0 feet; thence southwesterly along a line which deflects 45 degrees 00 minutes left, a distance of 21.21 feet; thence north along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 61.78 feet to the Point of Beginning; containing an area of 3,261.81 square feet more or less. And Also:

Beginning at a point on the north line of said Lot 35 located 45.0 feet east of the west line of the said Northwest Quarter of Section 6; thence south along a line located 45.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 417.50 feet to the south line of said Lot 34; thence east along the south line of said Lot 34, a distance of 5.0 feet; thence north along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 417.50 feet to the north line of said Lot 35; thence west along the north line of said Lot 35, a distance of 5.0 feet to the Point of Beginning; containing an area of 2,087.50 square feet more or less.

Controlled Access:

There will be no ingress and/or egress to 27th Street from Lots 34 and 35, Irregular Tracts, located in the Northwest 1/4 of Section 6, Township 10 North, Range 7 East of the 6th P.M. in the City of Lincoln, Lancaster County, Nebraska, along a line more particularly described as follows:

Beginning at a point on the south line of said Lot 34 located 50.0 feet east of the west line of the said Northwest Quarter of Section 6; thence north along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 310.25 feet to the point of termination of this portion of the controlled access. And Also:

X

Commencing at the previously described point of termination; thence continuing north along the previously described line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 40.0 feet to the Point of Beginning; thence continuing north along the previously described line, a distance of 318.60 feet; thence northeasterly along a line which deflects 45 degrees 00 minutes right, a distance of 21.21 feet; thence east along a line perpendicular to the west line of the said Northwest Quarter of Section 6, a distance of 35.0 feet to the point of termination.

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 heirs and assigns forever.

And the Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of said premises; that they are free from encumbrances, except easements and restrictions 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.

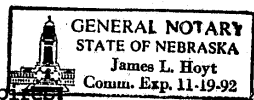
Dated this 8<sup>TH</sup> day of FEBRUARY, 1992

Melvin W King  
Melvin W. King  
Glema m King  
Glema King

STATE OF NEBRASKA  
COUNTY OF LANCASTER ss:

On FEBRUARY 8, 1992, before me, the undersigned a Notary Public duly commissioned for and qualified in said County, personally came Melvin W. and Glema King, to me known to be the identical person(s), whose name(s) is (are) affixed to 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.



James L Hoyt  
Notary Public

My Commission Expires

LANCASTER COUNTY, NEB  
Dan Nette  
REGISTER OF DEEDS

2791

\$10.50

FEB 26 4 36 PM '92

INST. NO. 92

7645

Handwritten scribbles and initials in the bottom left corner.

Handwritten notes: Richard N. Mirokelle, Real Estate, CR. 45490