

710  
39-719

QUIT CLAIM DEED

THIS INDENTURE, made this 11<sup>th</sup> day of July, 1974, between CRAIG, INC., a Nebraska corporation, hereinafter referred to as "Grantor", and CHARLES E. LAKIN, hereinafter referred to as "Grantee"; WITNESSETH:

WHEREAS, the Grantor is the owner of the following described property:

A parcel of land located in the South One-Half of Lot 6, Pierson's Subdivision, an addition in Douglas County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of said Lot 6, thence Easterly along the South property line of said Lot 6, a distance of 85.00 feet to a point on the new East right-of-way line of 90th Street; thence North along said new East right-of-way line of 90th Street a distance of 71.60 feet to the point of beginning; thence Easterly along a line which is 71.60 feet North of and parallel to the South property line of said Lot 6, a distance of 57.00 feet; thence Northerly along the East line of said Parcel, a distance of 41.90 feet to the Northeast corner of said Parcel; thence Westerly along the North property line of said Parcel which is 113.50 feet North of and parallel to the South property line of said Lot 6, a distance of 57.00 feet to a point on said new East right-of-way line of 90th Street a distance of 41.90 feet to the point of beginning, containing 2,388.30 square feet, or .05 acres, more or less;

and

A parcel of land located in the South one-half of Lot 6, Pierson's Subdivision, an Addition in Douglas County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of Lot 6; thence Easterly along the South property line of said Lot 6, a distance of 85.00 feet to a point on the new East right-of-way of 90th Street; thence Northerly along the new East right-of-way line of said 90th Street a distance of 153.00 feet to the point of beginning; (said point being the Southwest corner of this Parcel); thence Easterly along a line which is 153.00 feet North of and parallel to the South property line of said Lot 6, a distance of 317.00 feet; thence Northwesterly along the East property line of said Parcel, a distance of 169.23 feet to the Northeast corner of said Parcel; thence Westerly along a line which is 317.50 feet North of and parallel to the South property line of said Lot 6, a distance of 281.00 feet to a point on said new East right-of-way line of 90th Street; thence Southerly along said East right-of-way line of 90th Street a distance of 164.00 feet to the point of beginning, containing 49,038.46 square feet, or 1.13 acres, more or less.

WHEREAS, the Grantor, as the owner of the above described property, has heretofore enjoyed an easement for driveway purposes over a certain paved road which runs over and across property presently owned by the Grantee; and

WHEREAS, the Grantor and the Grantee were parties to a certain "Modification Agreement" dated October 5, 1970, wherein the Grantor agreed to the extinguishment of all of its rights, easements, uses, benefits and privileges in and to said paved road which is hereinafter more particularly described and located and is the subject of this quit claim deed.

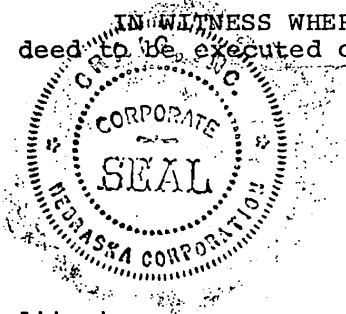
NOW, THEREFORE, in consideration of the sum of Two Dollars (\$2.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the Grantor has remised, released, and quit-claimed, and by these presents does for itself and for its successors and assigns remise, release and forever quit-claim unto the said Grantee and to his heirs and assigns forever, all of the Grantor's right, title, interest, estate and claim and demand, both at law and in equity, of, in and to all of the following described property located in Douglas County, Nebraska, to-wit:

A certain strip of ground and the paved road located thereon running through Lot 15 and the South One Half of Lot 6 in said Pierson's Subdivision, said strip and road being 19 feet wide and being 9-1/2 feet on each side of and measured at right angles to the following described center line and the Easterly and Westerly lines of said strip and road being parallel to the said following described center line, to-wit: Commencing at a point 60 feet North and 427.7 feet East of the Southwest corner of the Southeast Quarter of Section 15, Township 15 North, Range 12, East of the Sixth Principal Meridian in Douglas County, Nebraska, said point being on the North line of the Dodge Street Highway; thence North no degrees, 26 minutes East, 497.6 feet to the P.C. of a 9 degree and 30 minute curve to the left, thence along said curve 145.4 feet to the P.T. of said curve; thence North 13 degrees 23 minutes West 73 feet to a point 337.8 feet East of the East line of 90th Street; thence along said curve 204.3 feet to a point on the North line of the South One Half of said Lot 6, 333 feet East of the East line of 90th Street.

Together with all and singular the hereditaments thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said Charles E. Lakin, and his heirs and assigns; so that neither Craig, Inc., the said Grantor, nor any person in its name and behalf shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor has hereunto caused this deed to be executed on the day and year first above written.



CRAIG, INC., a Nebraska corporation,  
Grantor

BY: *William B. Craig*  
William B. Craig, President

Attest:

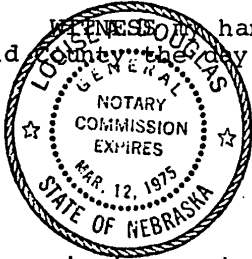
*Margaret M. Conder*  
Secretary

**BOOK 1507 PAGE 585**

STATE OF NEBRASKA)  
  ) ss  
COUNTY OF DOUGLAS)

On this 11<sup>th</sup> day of July, 1974, before me, the undersigned, a duly commissioned Notary Public in and for said County and State, personally came William B. Craig, President of Craig, Inc., a Nebraska corporation, to me personally known to be the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of Craig, Inc., and further acknowledged that the corporate seal of Craig, Inc., was affixed thereto by its authority.

In presence of \_\_\_\_\_ hand and Notarial Seal at Omaha, Nebraska, in said County on the \_\_\_\_\_ day and year last above written.



Louise A. Douglas  
Notary Public

My commission expires: March 12, 1975

THE STATE OF NEBRASKA )  
Douglas County ) ss.  
Entered in Numerical Index and filed  
for Record in the office of the Register of  
Deeds of said County and recorded in  
Book 1507 of Deeds  
Page 583

E. Harold Ostler  
Register of Deeds

By \_\_\_\_\_ Deputy  
MAIL 39-710  
39-719  
Recorded 952

RECEIVED  
1974 AUG -7 PM 3:  
C. HAROLD OSTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

*Return to:  
Charles E. Lakin Enterprises  
Suite 217 Lakin Bldg.  
90th + Dodge  
33 See*

39-451