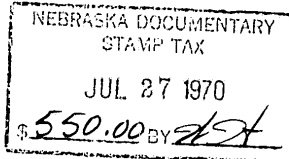


6712

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That LaFleur, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Nebraska, the Grantor, for and in consideration of the sum of Two Dollars and other good and valuable consideration in hand paid, does hereby grant, bargain, sell, convey and confirm unto The Ohio National Life Insurance Company, an Ohio corporation, the Grantee, its successors and assigns forever, an undivided one-half (1/2) interest in the following described real estate located in Lincoln, Lancaster County, Nebraska, to-wit:

See attached Exhibit "A"

together with all the rights, easements and appurtenances to the same belonging, and all the estate, title, right, interest, claim or demand whatsoever said Grantor has in and to an undivided one-half (1/2) interest to said property.

To have and to hold said undivided one-half (1/2) interest in the above premises, with all the rights, easements and appurtenances thereunto belonging, and all the rents, issues and profits thereof, to the said Grantee and to its successors and assigns forever, and the Grantor for itself and its successors and assigns does covenant with the Grantee named herein and with its successors and assigns that the Grantor is the true and lawful owner of said premises and that they are free from encumbrances except as follows:

1. A first mortgage loan to Iowa Securities Company in the amount of \$2,450,000.00 (Book 492, Page 465, Mortgage Records, Lancaster County, Nebraska) and later assigned to Metropolitan Life Insurance Company (Instrument No. 70, Page 195, Lancaster County, Nebraska).
2. An Assignment of Rents and Management Agreement to Iowa Securities Company (Instrument No. 70, Page 197, Lancaster County, Nebraska) and assigned to Metropolitan Life Insurance Company (Instrument No. 70, Page 196, Lancaster County, Nebraska).
3. A ten-foot wide easement running to the City of Lincoln, Nebraska, for the construction, maintenance and operation of a drainage channel along the north boundary of the property (Book 64, Page 91, Lancaster County, Nebraska).
4. A one hundred twenty-foot wide easement running to the Salt Valley Watershed District for the construction, maintenance and operation of an open drainage channel bisecting the property (Book 114, Page 49, and Book 116, Page 467, Lancaster County, Nebraska).
5. Current ad valorem real estate taxes and building restrictions,

and that the Grantor is seized of the same in fee simple, and has good right and full and lawful authority to sell and convey the same in the manner aforesaid, and



6712  
EXHIBIT "A"

PHASE I - PARCEL I

A tract consisting of part of Lot 33 I.T. and part of Lot 144 I.T. both in the NW $\frac{1}{4}$  of Section 21, T10N, R7E of the 6th P.M., in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows: Beginning at a point on the North line of said Lot 33 I.T. which is 30 feet West of the Northeast corner of said Lot 33 I.T.; thence South 00° 00' East (assuming the East line of said Lot 33 I.T. to be due North and South) along the West right-of-way line of 63rd Street a distance of 670.0 feet; thence West and South along a curve to the left having a radius of 60 feet, an arc distance of 94.25 feet; thence South 00° 00' 00" East a distance of 36.47 feet; thence Southeasterly along a curve to the right an arc distance of 109.69 feet, said curve having a radius of 537.46 feet and a total arc length of 494.82 feet; thence South 00° 00' 00" East a distance of 83.02 feet to the centerline of Dead Man's Run; thence Northwesterly along a curve to the left, an arc distance of 264.53 feet, said curve having a radius of 477.46 feet and a total arc length of 439.58 feet; thence Northwesterly along a curve to the right having a radius of 1,432.69 feet, an arc distance of 730.0 feet; thence North 45° 29' 10" West a distance of 340.9 feet; thence Northwesterly along a curve to the right an arc distance of 227.46 feet, said curve having a radius of 573.7 feet and a total arc length of 250.3 feet; the previous four courses being along the centerline of Dead Man's Run; thence South 89° 32' 20" East a distance of 1,189.20 feet to the point of beginning. Said Parcel I contains an area of 14.709 acres more or less.

PHASE I - PARCEL II

A tract consisting of part of Lot 144 I.T.; part of Lot 145 I.T.; those portions of Lots 5, 6 and 7 Block 17, Cotner Addition to Bethany Heights lying North of Cotner Blvd; the South  $\frac{1}{2}$  of vacated "W" Street North of and adjacent to Lots 5, 6 and 7; and a portion of 63rd Street which has been vacated West of said Lot 7; all in the North  $\frac{1}{2}$  of Section 21, T10N, R7E of the 6th P.M. in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of Lot 33 I.T. in the North  $\frac{1}{2}$  of said Section 21; thence South 00° 00' East (assumed bearing) along the East line of said Lots 33 I.T. and 144 I.T. a distance of 911.63 feet to the point of beginning; thence continuing S 00° 00' East a distance of 57.37 feet; thence South 89° 39' 00" East a distance of 177.48 feet; thence Southwesterly along a curve to the right an arc distance of 165.86 feet, said curve having a radius of 782.63 feet and a total arc length of 677.96 feet; thence South 49° 56' 00" West a distance of 250.20 feet to the North right-of-way line of the Missouri Pacific Railroad; thence North 54° 59' 30" West a distance of 559.81 feet; thence Northwesterly along a curve to the left an arc distance of 830.05 feet, said curve having a radius of 2,914.79 feet and a total arc length of 1,745.75 feet; thence North 00° 00' 15" West a distance of 543.73 feet; thence South 89° 32' 20" East a distance of 104.86 feet to the centerline of Dead Man's Run; thence Southeasterly along a curve to the right an arc distance of 227.46 feet, said curve having a radius of 573.7 feet and a total arc length of 250.3 feet; thence South 45° 29' 10" East a distance of 340.9 feet; thence Southeasterly along a curve to the left having a radius of 1,432.6 feet, an arc distance of 730.0 feet; thence Southeasterly along a curve to the right an arc distance of 264.53 feet, said curve having a radius of 477.46 feet and a total arc length of 439.58 feet, to the point of beginning; the previous four courses being along the centerline of Dead Man's Run. Said Parcel II contains an area of 11.693 acres more or less.

PHASE II

A tract of land consisting of part of Lots 147 I.T., 62 I.T. and 172 I.T., in the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 10 North, Range 7 East of the 6th P.M., in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 21; thence N 89° 39' 00" W (assumed bearing) along the South line of the North  $\frac{1}{2}$  of said Section 21, a distance of 221.03 feet, thence N 00° 03' 00" W, a distance of 40 feet, to the point of beginning, said point being on the North right-of-way line of Vine Street, and also the Southeast corner of Krueger Addition; thence continuing N 00° 03' 00" W, along the East line of said Krueger Addition, a distance of 428.00 feet to the Northeast corner of said Krueger Addition; thence N 89° 39' 30" W, along the North line of said Krueger Addition, a distance of 110.00 feet to the East line of Park Valley Heights; thence N 00° 03' 00" W, along the East line of said Park Valley Heights, a distance of 182.94 feet, thence N 50° 11' 15" E, a distance of 62.41 feet; thence N 30° 57' 03" W, a distance of 93.42 feet, to a point on the Southerly right-of-way line of the Missouri - Pacific Railroad, said point also being the Northeast corner of Park Valley Heights; thence Southeasterly along the Southerly right-of-way line of said Missouri - Pacific Railroad on a curve whose radius is 2814.79 feet, a distance of 1113.00 feet, said curve having a long chord bearing S 66° 06' 29" E, a distance of 1105.76 feet, thence S 54° 59' 30" E, along the Southerly right-of-way line of said Missouri - Pacific Railroad, a distance of 247.65 feet; thence S 00° 11' 45" W, a distance of 148.50 feet, to the North right-of-way line of Vine Street; thence N 89° 39' 00" W, along the North right-of-way line of Vine Street, a distance of 652.73 feet; thence N 00° 03' 00" W, a distance of 193.00 feet; thence N 89° 39' 00" W, a distance of 150.00 feet; thence S 00° 03' 00" E, a distance of 193.00 feet to the North right-of-way line of Vine Street; thence N 89° 39' 00" W, along the North right-of-way line of Vine Street a distance of 300.00 feet to the point of beginning. Said tract contains 11.972 acres more or less.

INDEXED 7 1/2 - 630, 17.  
MICRO - FILED 16-619  
GENERAL

LANCASTER COUNTY NEBR.  
*Kenneth S. Ferguson*  
REGISTER OF DEEDS

JUL 21 1 34 PM '70

EX. NO. 100  
NUMBER INDEX.  
FILED FOR RECORD AS:  
INST. NO. 70- 0712

#1250