

30588

NEBRASKA DOCUMENTARY
STAMP TAX

OCT 04 90

EXEMPT (2) BY

Project No. M-5249(2)

Tract No. 10

WARRANTY DEED

84TH AND HOLDREGE LAND PARTNERSHIP, A LIMITED PARTNERSHIP, herein called the Grantor whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, does grant, bargain, sell, convey and confirm unto Lancaster County, a governmental subdivision, herein called the Grantee whether one or more, the following described real property in Lancaster County, Nebraska:

A part of Lot 94, irregular tract in the $W\frac{1}{2}$ SW $\frac{1}{4}$ of Section 14, Township 10 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Beginning at a point located 50.0' east and 50.0' north of the SW corner of the said $W\frac{1}{2}$ SW $\frac{1}{4}$, said point of beginning also being the SW corner of said Lot 94, irregular tract; thence in a northerly direction parallel with and 50.0' distant from the west line of the said $W\frac{1}{2}$ SW $\frac{1}{4}$, and with the west line of said Lot 94, irregular tract, a distance of 1,203.39', more or less, to the SW corner of Lot 93, irregular tract; thence in an easterly direction with the south line of said Lot 93, irregular tract to a point located 145.0' distant from and measured perpendicular to the said west line of the $W\frac{1}{2}$ SW $\frac{1}{4}$; thence in a southerly direction parallel with the said west line of the $W\frac{1}{2}$ SW $\frac{1}{4}$, a distance of 30.0'; thence in a southwesterly direction to a point located 1,203.39' northerly from the said SW corner of the $W\frac{1}{2}$ SW $\frac{1}{4}$ as measured with the said west line of the $W\frac{1}{2}$ SW $\frac{1}{4}$, and 85.0' easterly from and measured perpendicular to the said west line of the $W\frac{1}{2}$ SW $\frac{1}{4}$; thence in a southerly direction parallel with and 85.0' distant from the said west line of the $W\frac{1}{2}$ SW $\frac{1}{4}$ to a point located 20.62' northerly from the south line of said Lot 94, irregular tract; thence in a southeasterly direction to a point of intersection with the said south line of Lot 94, irregular tract, said point of intersection located 55.0' easterly from the said point of beginning; thence in a westerly direction with the said south line of Lot 94, irregular tract to the point of beginning.

- AND -

A part of said Lot 94, irregular tract in the $W\frac{1}{2}$ SW $\frac{1}{4}$ of Section 14, more particularly described as follows:

Beginning at a point on the north line of the said $W\frac{1}{2}$ SW $\frac{1}{4}$, said point of beginning located 50.0' easterly from the NW corner of the said $W\frac{1}{2}$ SW $\frac{1}{4}$; thence in an easterly direction with the north line of the said $W\frac{1}{2}$ SW $\frac{1}{4}$, a distance of 1,276.38', more or less, to the NE corner of the said $W\frac{1}{2}$ SW $\frac{1}{4}$; thence in a southerly direction with the east line of the said $W\frac{1}{2}$ SW $\frac{1}{4}$ to a point located 33.0' distant from and measured perpendicular to the said north line; thence in a westerly direction parallel with and 33.0' distant from the said north line to a point located 105.0' easterly from the west line of the said $W\frac{1}{2}$ SW $\frac{1}{4}$; thence in a southwesterly direction to a point located 73.0' southerly from the said north line and 85.0' easterly from the said west line; thence in a southerly direction parallel with and 85.0' distant from the said west line, a distance of 245.0'; thence in a southeasterly direction to a point 618.0' southerly from the said NW corner of the $W\frac{1}{2}$ SW $\frac{1}{4}$ as measured with the said west line and 90.0' easterly from and measured perpendicular to the said west line; thence in a southerly direction

2
parallel with the said west line to a point of intersection with the north line of said Lot 93, irregular tract; thence in a westerly direction with the said north line of Lot 93, irregular tract, a distance of 40.0' to the NW corner of said Lot 93, irregular tract; thence in a northerly direction parallel with and 50.0' distant from the said west line of the W $\frac{1}{2}$ SW $\frac{1}{4}$, a distance of 723.2', more or less, to the point of beginning.

Containing 2.59 acres, more or less, of which 0.97 acre, more or less, is existing Count road right-of-way, making a net additional right-of-way of 1.62 acres, more or less.

CONTROLLED ACCESS:

There will be no ingress and/or egress over a portion of right-of-way adjacent to said Lot 94, irregular tract in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 14, Township 10 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska, the said right-of-way line of the Controlled Access being described as follows:

Beginning at a point on the south line of said Lot 94, irregular tract, said point of beginning located 250.0' easterly from the SW corner of said Lot 94, irregular tract; thence in a westerly direction with the said south line to a point located 55.0' easterly from the said SW corner; thence in a northwesterly direction to a point located 35.0' easterly from the west line of said Lot 94, irregular tract, and 20.62' northerly from the said south line; thence in a northerly direction parallel with and 35.0' easterly from the said west line of Lot 94, irregular tract, a distance of 1,132.39'; thence in a northeasterly direction to a point located 95.0' distant from the said west line and 30.0' southerly from the south line of Lot 93, irregular tract, last said point being the point of termination.

- AND ALSO -

Beginning at a point 250.0' east and 33.0' south of the NW corner of said Lot 94, irregular tract, said point of beginning being located on the south 33.0' right-of-way line of "Leighton Avenue"; thence in a westerly direction with the said south right-of-way line to a point located 55.0' easterly from the west line of said Lot 94, irregular tract; thence in a southwesterly direction to a point located 40.0' southerly from the said south right-of-way line and 35.0' easterly from the said west line; thence in a southerly direction parallel with and 35.0' distant from the said west line of Lot 94, irregular tract, a distance of 245.0'; thence in a southeasterly direction to a point located 585.0' southerly from the said south right-of-way line, and 40.0' easterly from the said west line of Lot 94, irregular tract; thence in a southerly direction parallel with the said west line to a point of intersection with the north line of said Lot 93, irregular tract, last said point being the point of termination.

THE ONE DRIVEWAY ACCESS 30.0' IN WIDTH SHALL BE CLASSIFIED AS "UNRESTRICTED"

3

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 encumbrance except for 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.

In witness whereof, Grantor has signed and dated below:

84TH AND HOLDREGE LAND PARTNERSHIP, A LIMITED PARTNERSHIP

BY: X BY: X Jerome L. Heinrichs

BY: BY: Paul L. Dutton

BY: BY:

BY: BY:

DATED: _____

STATE OF NEBRASKA, County of Lancaster:

Before me, a Notary Public qualified for said County, personally came Jerome L.

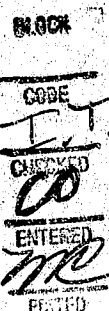
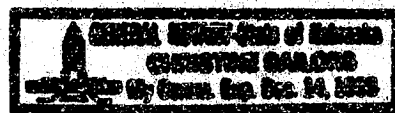
Heinrichs and Paul L. Dutton, partners of 84th & Holdrege Land Partner-
known to me to be the identical person or persons who signed the foregoing instrument and ship
acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on 9-12-90

My commission expires 12-14-93

NOTARY PUBLIC: Christine Seiber

84Holdrg.Dee



LANCASTER COUNTY, NEBR.

Dan Gallo
REGISTER OF DEEDS

90 OCT -4 PM 1:29

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

Co INST. NO. 90- 30588

No
fee

Ken Shumwood
Co Eng.