

RECEIVED

SEP 20 10 39 AM '95

GEORGE J. J. J.
REGISTRAR
DOUGLAS



11236
WARRANTY DEED

FEE 850 R#1-343 FB Sec Bldg
DEL C/O COMP MD
LEGAL PG SCAN/NA JV

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, 5500 'L' Street Properties Co., a Nebraska General Partnership, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto N P Dodge Building Company, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

59-16000
A tract of land located in Lot 44, Heavenly Acres, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Referring to the Northeast Corner of said Lot 44; thence Southerly a distance of 68.90 feet along the East line of said Lot 44 to the point of beginning; thence Southerly deflecting 000 degrees, 00 minutes, 00 seconds, a distance of 56.10 feet along said line to the Southeast Corner of said Lot; thence Westerly deflecting 090 degrees, 00 minutes, 00 seconds right, a distance of 200.00 feet along the South line of said Lot 44 to the Southwest Corner of said Lot; thence Northerly deflecting 090 degrees, 00 minutes, 00 seconds right, a distance of 15.00 feet along said line; thence Northeasterly deflecting 032 degrees, 23 minutes, 47 seconds right, a distance of 63.11 feet; thence Easterly deflecting 036 degrees, 34 minutes, 13 seconds right, a distance of 150.00 feet to the point of beginning.

AND

59-16020
Lots 154, 155, 156, 157, 158 and 159, Heavenly Acres Replat, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, except that part of Lots 155, 156 and 157 deeded to the State of Nebraska for highway purposes described as follows: Beginning at the Northwest Corner of Lot 155; thence Easterly a distance of 575.00 feet to the Northeast corner of said Lot 157; thence Southerly deflecting 090 degrees, 23 minutes, 00 seconds right, a distance of 58.87 feet along the East line of said Lot 157; thence Westerly deflecting 088 degrees 37 minutes, 00 seconds right, a distance of 574.69 feet to a point on the West line of said Lot 155; thence Northerly deflecting 091 degrees 00 minutes, 00 seconds right, a distance of 68.90 feet along said line to the point of beginning.

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 covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; 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.

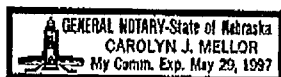
Dated: X Sept 18, 95

STATE OF NEBRASKA
COUNTY OF DOUGLAS

5500 'L' Street Properties Co.

X James W. Earp
James W. Earp, a General Partner

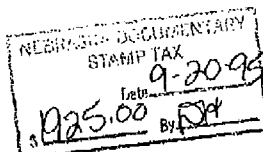
The foregoing instrument was acknowledged before me on this X 18 day of Sept, 1995 by James W. Earp, a General Partner of 5500 'L' Street Properties Co., a Nebraska General Partnership.



X Carolyn Mellor
NOTARY PUBLIC

My Commission Expires: X 5-29-97

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS



RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Right of Way 6W/EP1
444 South 16th Street Mall
Omaha, NE 68102-2247



1168 390 MISC



01379 98 390-391

BKUG

January 16, 1996

Doc.#

RIGHT-OF-WAY EASEMENT

N.P. DODGE COMPANY, N.P. DODGE JR Owner(s)
of the real estate described as follows, and hereafter referred to as "Grantor",

Lot 155, Heavenly Acres Replat, as surveyed, platted and recorded in Douglas County, Nebraska.

In consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, hereafter referred to as "District", an easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

SEE REVERSE SIDE FOR SKETCH OF EASEMENT AREA.

CONDITIONS:

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to grant such right and that their executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this right. Grantee shall exercise good judgement in the installation or modification of said Underground services, and shall be responsible for its own negligence.

IN WITNESS WHEREOF, the Owner(s) have executed this instrument this 23 day of January, 19 96.

OWNERS SIGNATURE(S)

N.P. Dodge Jr.

PRESIDENT OF N.P. DODGE COMPANY

01379 H 77-135 5916000

FILED	R	FD
DEL.	C/O	COMP
LEGAL PG	SCAN	FV

GEORGE J. JUNGSTADT
REGISTERED DEEDS
DOUGLAS COUNTY, NE

FEB 8 3 52 PM '96

RECEIVED

PLEASE NOTARIZE ON THE REVERSE SIDE

CORPORATE ACKNOWLEDGMENT

STATE OF Nebraska

COUNTY OF Douglas

On this 23 day of January, 1996
before me the undersigned, a Notary Public in and
for said County, personally came

N. P. Dodge, Jr.
President of N. P. Dodge Company

personally to me known to be the identical person(s)
who signed the foregoing instrument as grantor(s)
and who acknowledged the execution thereof to be
his voluntary act and deed for the purpose
therein expressed.

Witness my hand and Notarial Seal the date above
written.

Sue Knight
NOTARY PUBLIC
GENERAL NOTARY-STATE OF NEBRASKA
SUE KNIGHT
My Comm. Exp. Sept. 23, 1996

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

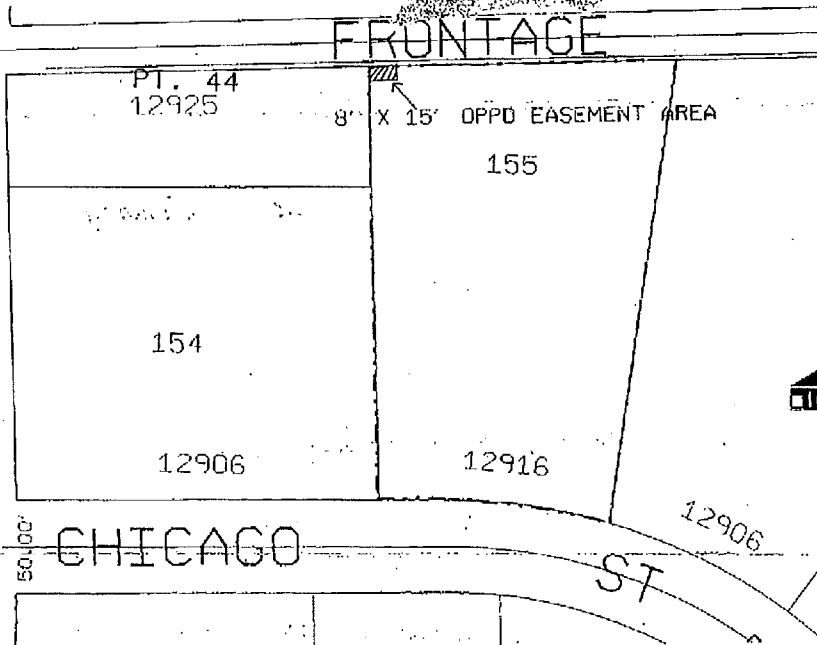
On this _____ day of _____, 19____
before me the undersigned, a Notary Public in and
for said County and State, personally appeared _____

personally to me known to be the identical person(s)
and who acknowledged the execution thereof to be
_____ voluntary act and deed for the purpose
therein expressed.

Witness my hand and Notarial Seal the date above
written.

NOTARY PUBLIC

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS



Distribution Engineer _____ Date _____ Property Management _____ Date _____
Section NW 1/4 19 Township 15 North, Range 12 East
Salesman Quinn-McGovern Engineer Quinn-McGovern Est. # 960001201 W.O.# MI 5112