

Box 29

Return to:  
Kristine R. Victor  
Kutak Rock  
1650 Farnam Street  
Omaha, NE 68102



**TRUSTEE'S DEED**

NORWEST BANK NEBRASKA, N.A., f/k/a The United States National Bank of Omaha, Trustee under that certain Trust Agreement dated November 28, 1966 for the benefit of Alan Baer and Leo A. Daly Company ("GRANTOR"), in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration received from PRAIRIE SYSTEMS, INC., a Nebraska corporation ("GRANTEE"), conveys to GRANTEE the real estate (as defined in Neb. Rev. Stat. 76-201) described on the attached Exhibit A.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all liens and encumbrances except those items listed on the attached Exhibit B;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

GRANTOR also assigns to GRANTEE all of GRANTOR'S right, title and interest in that certain option granted by John and Mary Pitzl on April 17, 1959 and filed for record on April 20, 1959 in Miscellaneous Book 341, Page 305, Douglas County, Nebraska.

Dated as of May 6, 1994

RECEIVED

MAY 6 2 24 PM '94

GEORGE J. RUBLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

NEBR DOC STAMP TAX	
nw \$ 693 <sup>00</sup>	Date 5-6-94
	By OB

NORWEST BANK NEBRASKA, N.A., f/k/a The United States National Bank of Omaha, Trustee under that certain Trust Agreement dated November 28, 1966 for the benefit of Alan Baer and Leo P.A. Daly Company

By Judith H. Atkins  
Printed Name Judith H. ATKINS  
Title Assistant Vice President

5506  
A FEE 20<sup>50</sup> R FB 01-60000  
DEL C/O COMP 8  
LEGAL PG 25 SCAN FV

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on May 6, 1994 by *JUDITH H. ATKINS, ASST. VICE PRES.* of Norwest Bank Nebraska, N.A., f/k/a The United States National Bank of Omaha, Trustee under that certain Trust Agreement dated November 28, 1966 for the benefit of Alan Baer and Leo A. Daly Company.

*Maxine M. Kelley*  
\_\_\_\_\_  
Notary Public

My commission expires:



EXHIBIT A

SWSE  
SESE  
NWSE  
NESE

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 23, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, N89°48'56"W (ASSUMED BEARING), 139.07 FEET; THENCE N00°11'04"E, 50.00 FEET TO THE NORTH LINE OF STATE STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE, N89°48'56"W, 438.91 FEET; THENCE N00°11'04"E, 250.00 FEET; THENCE N89°48'56"W, 217.80 FEET; THENCE S00°11'04"W, 250.00 FEET TO THE NORTH LINE OF SAID STATE STREET; THENCE ALONG SAID NORTH LINE, N89°48'56"W, 1811.63 FEET TO THE EAST LINE OF 78TH STREET; THENCE ALONG SAID EAST LINE, N00°01'37"E, 717.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 680; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- 1) N68°27'39"E, 1389.29 FEET;
- 2) N60°15'53"E, 74.94 FEET;
- 3) N60°18'56"E, 182.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 4) ALONG SAID CURVE, HAVING A RADIUS OF 718.51 FEET AND A CHORD BEARING N79°19'07"E, 249.71 FEET, AN ARC DISTANCE OF 250.98 FEET;
- 5) N89°19'11"E, 692.70 FEET TO THE WEST LINE OF 72ND STREET;

THENCE ALONG SAID WEST LINE, THE FOLLOWING THREE (3) COURSES:

- 1) S05°50'39"E, 501.00 FEET;
- 2) S00°06'59"E, 860.51 FEET;
- 3) S33°20'16"W, 70.39 FEET TO THE TRUE POINT OF BEGINNING,

CONTAINING AN AREA OF 65.982 ACRES, MORE OR LESS.

**EXHIBIT B**

**PERMITTED ENCUMBRANCES**

1. Easement granted by instrument dated May 15, 1968, filed October 23, 1968 in Book 469 at Page 519, and by instrument dated August 30, 1968, filed October 23, 1968 in Book 469 at Page 521, and by instrument dated May 15, 1968, filed October 23, 1968 in Book 469 at Page 533, for control of outside advertising in and to that part of subject property lying within 660 feet of the Interstate Highway Right of Way Controlled Access Line as measured at right angles to the centerline of said Interstate Highway.
  
2. Easement granted to Northwestern Bell Telephone Company by instrument dated March 10, 1969, filed March 20, 1969 in Book 474 at Page 529, for communication system, upon, over and under a strip of land ten feet wide in subject property.