



South of us.

Bot 29

Return to:
J.A. Young, Esq.
Senior Attorney
MCI Telecommunications Corporation
1133 19th Street, NW
Washington, DC 20036

RECENTO

May 6 2 34 PM 194

GEORGE A SUCLECTOR REGISTER OF RIEDS DOUGLAS GOUNTA ME

WARRANTY DEED

PRAIRIE SYSTEMS, INC., a Nebraska corporation ("GRANTOR"), in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration received from MCI TELECOMMUNICATIONS CORPORATION, a Delaware 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 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 the lawful claims of all persons.

Dated as of May 4, 1994

01/89682.2

PRAIRIE SYSTEMS, INC.,
a Nebraska corporation
۸
- Maria
Printed Name J. C. Abram su
Title President
THE TANK
vledged before me on May 6, 1994 by
ns, Inc., a Nebraska corporation, on behalf of the
)
Miller
pane 11. selly
Notary Public
_
. 10-
23-14-12 OL-6000C

C/Q

LEGAL PG 134 SCAN

EXHIBIT A

LEGAL DESCRIPTION

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; THENCE ALONG SAID NORTH LINE N89'48'56"W, 656.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING 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 THREE (3) COURSES:

- 1) N68°27'39"E, 1389.29 FEET; 2) N60°15'53"E, 74.94 FEET; 3) N60°18'56"E, 157.50 FEET;

THENCE \$21"13'10"E, 724.73 FEET; THENCE \$37"12'22"W, 71.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING \$48"03"57"E, 49.45 FEET, AN ARC DISTANCE OF 49.51 FEET TO A POINT OF TANGENCY; THENCE \$43"20"17"E, 42.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING \$47"45'19"E, 46.21 FEET, AN ARC DISTANCE OF 46.26 FEET; THENCE \$00"11"04"W, 521.31 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 41.635 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.

01/89682.2