

BK 1804 FG 442



DEED 1987 06200

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

SPECIAL PARTNERSHIP WARRANTY DEED

BOOK 1804 PAGE 442

PARCEL 520 ASSOCIATES

a Nebraska General

Partnership, GRANTOR, in consideration of

One Dollar and other valuable consideration

~~DOLLARS~~ received from GRANTEE.

CENTER ROAD RETAIL DEVELOPERS LIMITED PARTNERSHIP,
an Indiana limited partnership,

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The real estate being conveyed by this deed is described in Exhibit "A" attached hereto and by this reference incorporated herein. Such real estate is being conveyed subject to the title exceptions and matters described in Exhibit "B" attached hereto and by this reference incorporated herein. By accepting this deed and the conveyance of such real estate, Grantee hereby assumes and agrees to pay and fully perform the duties and liabilities of Grantor under and pursuant to the title exceptions and matters described in Exhibit "B" attached hereto.

BK 1804 N 85A-5000 89-2000 C/O Y FEE 27.00
PG 443-445 N 99/19 DEL JH MC
OF Deed or COMP 85A-1 31-28670 JH

RECEIVED

1987 MAY 29 PM 12:59

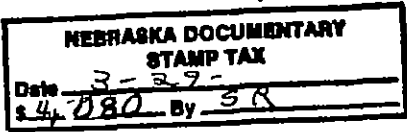
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS

6200 Deed H

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except for those set forth in Exhibit "B" attached hereto;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming by, through or under it.

Executed May 26th 1987



PARCEL 520 ASSOCIATES, a Nebraska general partnership

By [Signature] Grantor
By [Signature] Partner
By [Signature] Partner

STATE OF NEBRASKA

COUNTY OF DOUGLAS

)
) SS.

The foregoing instrument was acknowledged before me on May 26 1987

by George W. Venteicher and Frank R. Krejci, Partner, on behalf of

Parcel 520 Associates, a Partnership.



[Signature] Vicki L. Fintel
Notary Public
My commission expires March 22, 1988

STATE OF NEBRASKA, County of

Filed for record and entered in Numerical Index on 19 at o'clock M., and

recorded in Deed Record Page

County or Deputy County Clerk
Register or Deputy Register of Deeds

LEGAL DESCRIPTION

All of Lots 5, 6, 7, 8, 9, 10, and 11 of the Omaha Industrial Foundation District No. 4, Replat I together with all of Lots 1, 7, 8, 9, and 10 and part of Lots 11 and 12 of the Omaha Industrial Foundation District No. 4 (O.I.F.D. No. 4) all located in the West Half (W ½) of Section 36, Township 15 North, Range 11 East of the Sixth Principal Meridian in Douglas County, Nebraska. The part of Lots 11 and 12, O.I.F.D. No. 4 that is included is more particularly described as follows:

All of Lots 11, except that portion described below, together with a portion of Lot 12, all in Omaha Industrial Foundation District No. 4, an Addition to the City of Omaha, Douglas County, Nebraska as platted and recorded. 857/1

That portion of Lot 11 is more particularly described as follows:

Beginning at the Southeast corner of said Lot 12; thence S0°14'09"E (assumed bearing) along the East property line of said Lot 11 a distance of 126.66 feet to the Northwest Corner of Lot 6; thence S0°00'58"W along the said East property line of Lot 11 a distance of 40.34 feet to a point; thence S61°39'01"W a distance of 226.77 feet to a point; thence on a curve to the left said curve having a radius of 537.50 feet, a central angle of 10°58'24", a long chord length of 102.79 and an arc length of 102.94 feet to a point; thence N39°19'23"W a distance of 62.31 feet to a point; thence on a curve to the right, said curve having a radius of 462.50 feet, a central angle of 20°08'44", a long chord length of 161.78 feet and an arc length of 162.62 feet to a point on the said South property line of Lot 12; thence S89°59'32"E along the said lot line between Lots 11 and 12 a distance of 374.83 feet to the point of beginning. The above described tract of land contains 1.61 acres more or less.

That portion of Lot 12 is more particularly described as follows:

Commencing at the Southeast corner of said Lot 12; thence N89°59'32"W (assumed bearing) along the lot line between Lots 11 and 12 a distance of 374.83 feet to the true point of beginning; thence continuing N89°59'32"W along the said property line between Lots 11 and 12 a distance of 93.10 feet to the Southwest corner of said Lot 12, said corner begin located on the easterly right-of-way line of 140th Street; thence N29°03'26"E along the said right-of-way and Westerly property line of said Lot 12, a distance 41.49 feet to a point; thence continuing on said right-of-way and property line, on a curve to the left, said curve having a radius of 375.00 feet, a central angle of 29°13'56", a long chord of 189.26 feet and an arc length of 191.33 feet to a point; thence S0°14'19"E a distance of 69.61 to a point; thence on a curve to the left, said curve having a radius of 462.50 feet, a central angle 18°56'20", a long chord length of 152.18 feet and an arc length of 152.88 feet to a point on the South property line of said Lot 12 and the true point of beginning. The above described tract of land contain 0.14 acres more or less.

Excepted Portion of Lot 11	(Minus)	1.61 Ac.
Portion of Lot 12	(Adds)	0.14 Ac.
Area of Surveyed Lot 11		6.96 Ac.
TOTAL OF ABOVE DESCRIBED PROPERTY		5.49 Ac.

EXHIBIT "B"
TITLE EXCEPTIONS

1. General real estate taxes now due and payable.
2. Special assessments now levied and assessed.
3. Limitations as to access as contained in instruments filed October 20, 1961 in Book 371 at Page 223, filed May 25, 1962 in Book 1150 at Page 319, and filed June 27, 1975 in Book 1524 at Page 59 of the Records of Douglas County, Nebraska.
4. Permanent easement filed March 17, 1967 in Book 447 at Page 475 of the Miscellaneous Records of Douglas County, Nebraska.
5. Reservations and restrictions contained in instrument filed May 29, 1968 in Book 1351 at Page 652 of the Deed Records of Douglas County, Nebraska.
6. Easements granted to Omaha Public Power District and Northwestern Bell Telephone Company as contained in the Plat and Dedication filed August 1, 1979, in Book 1630 at Page 316 of the Deed Records of Douglas County, Nebraska.
7. Perpetual sewer easements in favor of SID 275 as shown on the recorded Plat described above.
8. Modification of easement as contained in instrument filed January 24, 1980 in Book 628 at Page 23 of the Miscellaneous Records of Douglas County, Nebraska.
9. Covenants, conditions and restrictions contained in instrument filed September 18, 1979 in Book 620 at Page 701 of the Miscellaneous Records of Douglas County, Nebraska.
10. Amendment to Subdivision Agreement filed September 27, 1983 in Book 697 at Page 157 of the Miscellaneous Records of Douglas County, Nebraska.
11. Supplemental Statement of Sanitary and Improvement District No. 275 filed August 20, 1979 in Book 619 at Page 313 of the Miscellaneous Records of Douglas County, Nebraska.
12. Easement filed October 27, 1983 in Book 1717 at Page 32 of the Deed Records of Douglas County, Nebraska.
13. Restrictions indicated on Surveyor's Certificate filed February 12, 1986 in Book 765 at Page 90 of the Miscellaneous Records of Douglas County, Nebraska.
14. Deed of Trust dated and filed February 7, 1985 in Book 2763 at Page 346 of the Mortgage Records of Douglas County, Nebraska.
15. Financing Statement and Security Agreement filed February 7, 1985, as Instrument No. 7921 in the Office of the Register of Deeds of Douglas County, Nebraska.
16. Financing Statement and Security Agreement filed February 7, 1985, as Instrument No. 7922 in the Office of the Register of Deeds of Douglas County, Nebraska.
17. Uniform Commercial Code - Financing Statement filed February 7, 1985, as Instrument No. 00503 in the Office of the County Clerk of Douglas County, Nebraska, also filed February 8, 1985 as Instrument No. 215841 in the Office of the Secretary of State of Nebraska.
18. Partial Release of Protective Covenants dated September 2, 1986, and recorded May 20, 1987, in Book 815 at Page 316 of the Miscellaneous Records of Douglas County, Nebraska.

19. Declaration of Protective Covenants dated February 12, 1986, and recorded May 20, 1987, in Book 815 at Page 326 of the Miscellaneous Records of Douglas County, Nebraska.
20. Interlocal Cooperation Agreement among the County of Douglas, Nebraska, the City of Omaha, Nebraska, Sanitary and Improvement District No. 275 of Douglas County, Nebraska, and Parcel 520 Associates, approved by Resolution of the Board of County Commissions of Douglas County, Nebraska on June 17, 1986, and by Ordinance No. 30999 adopted by the Omaha City Council on June 19, 1986.
21. Agreement dated February 12, 1986, among Parcel 520 Associates, KV International, Inc., and 140th and Center Partnership.
22. Agreement dated September 9, 1985, between KV International, Inc., and Nebraska National Bank.
23. Deed of trust filed on February 18, 1987 in Book 3053 at Page 183 of the Mortgage Records of Douglas County, Nebraska.