



BK 2170 PG 363-364



DEED 2000 17500

Nebr Doc Stamp Tax
12-26-00
Date
\$ 119.00
By <i>CL</i>

RICHARD N TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

00 DEC 26 AM 9:12

RECEIVED

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Mary F. Lindsay, a single person, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEES, does grant, bargain, sell, convey and confirm unto DPI Group, L.L.C. a Nebraska limited liability company, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska:

See Exhibit "A" attached hereto and made a part hereof.

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 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 those easements, restrictions and covenants 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.

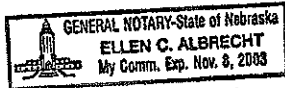
Dated this 15 day of December, 2000.

*Mary F. Lindsay*  
Mary F. Lindsay

STATE OF NEBRASKA )  
                                  )ss.  
COUNTY OF DOUGLAS )

On this 15th day of December, 2000, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Mary F. Lindsay, known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.



*Ellen C. Albrecht*  
NOTARY PUBLIC

My commission expires the 8th day of November, 2003.

*DO* *F*

FEE	1050	FB	
BKP		C/O	COMP
DEL		SCAN	<i>ck</i> FV

*2*  
*T*

Box 35 - 1046  
C00-5307.

EXHIBIT "A"

A parcel of land located wholly within the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Township 16 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the North right of way line of Redick Avenue and said point being 663.90 feet East and 79.95 North of the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 31; thence N 38 degrees 29'45" E (assumed bearing using centerline of Redick Avenue as due East and West) a distance of 490.53 feet to a point; thence South 51 degrees 30'15" E a distance of 328.00 feet to a point on the Westerly right of way line of 56th Street; thence in a Southwesterly direction along the right of way line of 56th Street and Redick Avenue, said right of way being on a curve to the right, said curve having a radius of 331.20 feet and a long chord of 313.04 feet bearing S 58 degrees 43'14" W an arc distance of 326.05 feet to a point; thence S 86 degrees 39'14" W along the Northerly right of way line of Redick Avenue a distance of 295.01 feet to the point of beginning.



BK 2170 PG 365-366



DEED 2000 17501

Nebr Doc Stamp Tax
12-26-00
Date
\$ 196.00
By <i>CP</i>

RICHARD N TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

00 DEC 26 AM 11: 21

RECEIVED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Mary F. Lindsay, a single person, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto DPI Group, L.L.C. a Nebraska limited liability company, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska:

See Exhibit "A" attached hereto and made a part hereof.

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 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 those easements, restrictions and covenants 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.

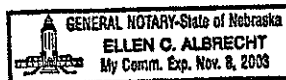
Dated this 15th day of December, 2000.

*Mary F. Lindsay*  
\_\_\_\_\_  
Mary F. Lindsay

STATE OF NEBRASKA    )  
  )ss.  
COUNTY OF DOUGLAS    )

On this 15th day of December, 2000, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Mary F. Lindsay, known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.



*Ellen C Albrecht*  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires the 15th day of November, 2003.

<i>Deed</i>	_____
<i>2/1</i>	FEE _____ FB _____
	BKP _____ C/O _____ COMP _____
	DEL _____ SCAN <u>AL</u> FV _____

Box 35 ✓ 1048  
C 20-5308

EXHIBIT "A"

A strip of land Fifty (50) feet in width in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-one (31), Township Sixteen (16) North, Range Thirteen (13) East of the Sixth Principal Meridian, lying between two parallel lines distant Fifty (50) feet and One Hundred (100) feet, respectively, Southwesterly, as measured at right angles, from the center line of the main track of the former Fremont, Elkhorn and Missouri Valley Railroad Company, now the Chicago and Northwestern Railway Co., as now located and established, bounded on the Northwest and Southeast by lines drawn at right angles from the center line of said main track at railroad station Number 992 + 00 and 998 + 50, said Fifty (50) foot strip of land having a length of Six Hundred Fifty (650) feet; AND

Part of the Northeast corner of 60th & Redick Streets, Omaha, Nebraska, and legally described as follows: Beginning at a point on the West line of Section Thirty-one (31), Township Sixteen (16) North, Range Thirteen (13) East of the 6th P.M., at a point 261.2 feet South of the Northwest corner of said Section; thence directly East 510.4 feet to the right-of-way of the Chicago Northwestern Railway Co; thence along the Southwest line of the right-of-way of the Chicago Northwestern Railway Co., to the East line of the Northwest One-fourth (1/4) of the Northwest One-fourth (1/4) of said Section; thence South on said Quarter Section line 450.3 feet to the Southeast corner of the Northwest One-fourth (1/4) of the Northwest One-fourth (1/4) of said Section; thence West on said line to the West line of said Section; thence North on the West line of said Section Thirty-one (31) to the place of beginning; LESS beginning at a point 261.2 feet South and Thirty-three (33) feet East of the Northwest corner of Section Thirty-one (31), Township Sixteen (16) North, Range Thirteen (13) East; thence East along a line 261 (Two Hundred Sixty-One) feet South and parallel to the North line of said Section Thirty-one (31), to the Westerly line of the Chicago and Northwestern Railroad right-of-way; thence Southeasterly along the Westerly line of the Chicago and Northwestern Railroad right-of-way to a point that intersects with a line four hundred one (401) feet from and parallel to the North line of said Section thirty-one (31), Township Sixteen (16) North, Range Thirteen (13), with the Westerly line of the Chicago Northwestern Railroad right-of-way; thence Westerly along a line Four Hundred One (401) feet from and parallel to the North line of aforesaid Section Thirty-one (31) to the East property line of 60th Street; thence North along the East property line of 60th Street, a distance of One Hundred Forty (140) feet to the place of beginning, all in Douglas County, Nebraska;

EXCEPT the North 5 feet in width, together with the East 5 feet in width of the following described tract of land: A tract of land lying wholly within the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Township 16 North, Range 13 East of the 6th P.M., in Douglas County, Nebraska, and more particularly described as follows: Beginning at a point which is the intersection of the East right-of-way line of 60th Street and the Northerly right-of-way line of Redick Avenue; thence North along the East right-of-way line of 60th Street a distance of 190.0 feet to a point; thence Easterly along a line parallel to the Northerly right-of-way line of Redick Avenue a distance of 190.0 feet to a point; thence South along a line parallel to 60th Street a distance of 190.0 feet to a point on the Northerly right-of-way line of Redick Avenue; thence Westerly along the Northerly right-of-way line of Redick Avenue a distance of 190.0 feet to the point of beginning;

AND EXCEPT beginning at a point on the North right of way line of Redick Avenue and said point being 663.90 feet East and 79.95 feet North of the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 31; thence N 38°29'45" E (assumed bearing using centerline of Redick Avenue as due East and West) a distance of 490.53 feet to a point; thence S 51°30'15" E a distance of 328.00 feet to a point on the Westerly right of way line of 56th Street; thence in a Southwesterly direction along the right of way line of 56th Street and Redick Avenue, said right of way being on a curve to the right, said curve having a radius of 331.20 feet and a long chord of 313.04 feet bearing S 58°43'14" W, an arc distance of 326.05 feet to a point; thence S 80°39'14" W along the Northerly right of way of Redick Avenue, a distance of 295.01 feet to the point of beginning.



EXHIBIT "A"

A strip of land Fifty (50) feet in width in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-one (31), Township Sixteen (16) North, Range Thirteen (13) East of the Sixth Principal Meridian, lying between two parallel lines distant Fifty (50) feet and One Hundred (100) feet, respectively, Southwesterly, as measured at right angles, from the center line of the main track of the former Fremont, Elkhorn and Missouri Valley Railroad Company, now the Chicago and Northwestern Railway Co., as now located and established, bounded on the Northwest and Southeast by lines drawn at right angles from the center line of said main track at railroad station Number 992 + 00 and 998 + 50, said Fifty (50) foot strip of land having a length of Six Hundred Fifty (650) feet; AND

Part of the Northeast corner of 60th & Redick Streets, Omaha, Nebraska, and legally described as follows: Beginning at a point on the West line of Section Thirty-one (31), Township Sixteen (16) North, Range Thirteen (13) East of the 6th P.M., at a point 261.2 feet South of the Northwest corner of said Section; thence directly East 510.4 feet to the right-of-way of the Chicago Northwestern Railway Co; thence along the Southwest line of the right-of-way of the Chicago Northwestern Railway Co., to the East line of the Northwest One-fourth (1/4) of the Northwest One-fourth (1/4) of said Section; thence South on said Quarter Section line 450.3 feet to the Southeast corner of the Northwest One-fourth (1/4) of the Northwest One-fourth (1/4) of said Section; thence West on said line to the West line of said Section; thence North on the West line of said Section Thirty-one (31) to the place of beginning; LESS beginning at a point 261.2 feet South and Thirty-three (33) feet East of the Northwest corner of Section Thirty-one (31), Township Sixteen (16) North, Range Thirteen (13) East; thence East along a line 261 (Two Hundred Sixty-One) feet South and parallel to the North line of said Section Thirty-one (31), to the Westerly line of the Chicago and Northwestern Railroad right-of-way; thence Southeasterly along the Westerly line of the Chicago and Northwestern Railroad right-of-way to a point that intersects with a line four hundred one (401) feet from and parallel to the North line of said Section thirty-one (31), Township Sixteen (16) North, Range Thirteen (13), with the Westerly line of the Chicago Northwestern Railroad right-of-way; thence Westerly along a line Four Hundred One (401) feet from and parallel to the North line of aforesaid Section Thirty-one (31) to the East property line of 60th Street; thence North along the East property line of 60th Street, a distance of One Hundred Forty (140) feet to the place of beginning, all in Douglas County, Nebraska;

EXCEPT A tract of land lying wholly within the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Township 16 North, Range 13 East of the 6th P.M., in Douglas County, Nebraska, and more particularly described as follows: Beginning at a point which is the intersection of the East right-of-way line of 60th Street and the Northerly right-of-way line of Redick Avenue; thence North along the East right-of-way line of 60th Street a distance of 190.0 feet to a point; thence Easterly along a line parallel to the Northerly right-of-way line of Redick Avenue a distance of 190.0 feet to a point; thence South along a line parallel to 60th Street a distance of 190.0 feet to a point on the Northerly right-of-way line of Redick Avenue; thence Westerly along the Northerly right-of-way line of Redick Avenue a distance of 190.0 feet to the point of beginning, excepting the North 5 feet in width, together with the East 5 feet in width thereof;

AND EXCEPT beginning at a point on the North right of way line of Redick Avenue and said point being 663.90 feet East and 79.95 feet North of the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 31; thence N 38°29'45" E (assumed bearing using centerline of Redick Avenue as due East and West) a distance of 490.53 feet to a point; thence S 51°30'15" E a distance of 328.00 feet to a point on the Westerly right of way line of 56th Street; thence in a Southwesterly direction along the right of way line of 56th Street and Redick Avenue, said right of way being on a curve to the right, said curve having a radius of 331.20 feet and a long chord of 313.04 feet bearing S 58°43'14" W, an arc distance of 326.05 feet to a point; thence S 80°39'14" W along the Northerly right of way of Redick Avenue, a distance of 295.01 feet to the point of beginning;

Subject to public streets and/or highways.