

BK 1902 PG 706-708



DEED 1991 08237

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT South Pacific Center, Inc.

1819 Tarran 68183

organized and existing under and by virtue of the laws of the State of Nebraska hereinafter known as the Grantor, for and in consideration of the sum of -FIFTY SIX THOUSAND FIVE HUNDRED TWENTY AND NO/100--(\$56,520.00)-- DOLLARS in hand paid, does hereby grant, bargain, sell, convey and confirm unto DOUGLAS COUNTY, NEBRASKA the following described real property situated in DOUGLAS County, and State of Nebraska, to-wit;

A TRACT OF LAND BEING PART OF LOT 1, BLOCK 28, PACIFIC HEIGHTS SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID LOT 1;THENCE SOUTH 02 DEGREES, 55 MINUTES, 25 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 69.01 FEET;THENCE SOUTH 87 DEGREES, 46 MINUTES, 40 SECONDS WEST, A DISTANCE OF 31.31 FEET; THENCE SOUTH 42 DEGREES, 16 MINUTES, 16 SECONDS WEST, A DISTANCE OF 39.24 FEET; THENCE NORTH 81 DEGREES, 17 MINUTES, 33 SECONDS WEST, A DISTANCE OF 73.84 FEET; THENCE SOUTH 87 DEGREES, 46 MINUTES, 40 SECONDS WEST, A DISTANCE OF 50.0 FEET; THENCE SOUTH 72 DEGREES, 08 MINUTES, 08 SECONDS WEST, A DISTANCE OF 51.92 FEET; THENCE SOUTH 78 DEGREES, 41 MINUTES, 15SECONDS WEST, A DISTANCE OF 101.27 FEET; THENCE SOUTH 83 DEGREES, 46 MINUTES, 40 SECONDS WEST, A DISTANCE OF 200.49 FEET;THENCE SOUTH 87 DEGREES, 46 MINUTES, 40 SECONDS, A DISTANCE OF 100.0 FEET;THENCE SOUTH 83 DEGREES, 12 MINUTES, 14 SECONDS, WEST, A DISTANCE OF 68.05 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 32 DEGREES, 40 MINUTES, 20 SECONDS WEST ALONG SAID WEST LOT LINE, A DISTANCE OF 153.61 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PACIFIC STREET; THENCE NORTH 87 DEGREES, 46 MINUTES, 40 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 776.15 FEET TO THE POINT OF BEGINNING, CONTAINING 80,743.00 SQUARE FEET (1.85 ACRES), MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN PART OF LOT 1, BLOCK 28, PACIFIC HEIGHTS SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID LOT; THENCE WESTERLY A DISTANCE OF 776.15 FEET ALONG THE SOUTHERLY EXISTING PACIFIC STREET RIGHT OF WAY LINE; THENCE SOUTHEASTERLY DEFLECTING 120 DEGREES, 26 MINUTES, 26 SECONDS LEFT, A DISTANCE OF 19.72 FEET ALONG THE NORTHEASTERLY UNION PACIFIC RAILROAD RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 059 DEGREES, 33 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 766.37 FEET; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 18 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 52.01 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF TERMINATION.

ACCESS TO THE REMAINDER OF THE ABOVE DESCRIBED TRACT SHALL BE GRANTED FROM ONE UNRESTRICTED DRIVE NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE OF

WHICH IS LOCATED 1,396.84 FEET WESTERLY FROM THE EAST LINE OF SAID QUARTER SECTION AS MEASURED ALONG THE CENTERLINE OF PACIFIC STREET.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

To have and to hold said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto said Grantee and to its successors and assigns forever.

Said Grantor does hereby covenant with said Grantee, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title to said real property against the lawfull claims of all persons, whomsoever.

Duly executed this 23rd day of May, 1991. SEAL

X South Pacific Center, Inc.
Corporation

ATTEST: _____

BY: John S. Peterson
President

WARRANTY DEED POLITICAL SUB-DIVISION-CORPORATION(page 3)
PROJECT: RRS-5044(2) AFE: S-078 C.N. 21242 TRACT: 10

STATE OF COLORADO)
) ss.
EL PASO County)

X

On this 23rd day of May, A.D., 1991,
before me, a General Notary Public, duly
commissioned and qualified, personally came
John G. Peterson

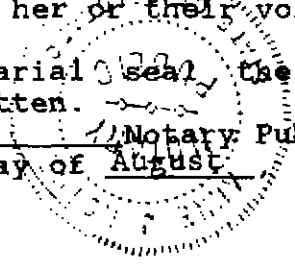
the duly authorized representatives of South
Pacific Center, Inc.

who acknowledged that he, she or they held the
position or title set forth in the instrument,
that he, she or they signed the instrument on
behalf of the corporation by proper authority and
that the instrument was the act of the
corporation and are to me known to be said duly
authorized representative or representatives and
the identical person or persons who signed
the foregoing instrument and acknowledged the
execution thereof to be his, her or their volunt-
ary act and deed.

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

Anne J. Naize Notary Public.

My commission expires the 26th day of August, 1992.



Deed H 8237

NEBRASKA DOCUMENTARY
STAMP TAX
286 Date 7/18/91
\$ EX By DH

BK 1402 N _____ C/O V FEE 15.50
PG 701 & 708 N 69-385 DEL ck MC W
OF Deed COMP. KP F/B MI-29140

RECEIVED
JUN 18 1 54 PM '91
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE