



BK 1799 PG 379



DEED 1987 02768

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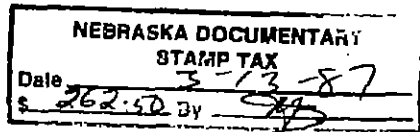
CORPORATION WARRANTY DEED

JUNIOR ACHIEVEMENT OF THE MIDLANDS, INC., a Nebraska Non-Profit Corporation fkn Junior Achievement of Douglas and Sarpy Counties, Inc., Junior Achievement of Douglas and Sarpy, Inc., and Junior Achievement of Omaha, Inc.

and existing under the laws of Nebraska a Corporation organized and existing under the laws of Nebraska GRANTOR, in consideration of Two dollars & other valuable considerations----(\$2.00)----- DOLLARS, received from GRANTEE BEDFORD AVENUE JOINT VENTURE, a Nebraska joint venture

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

SEE EXHIBIT "A" ATTACHED



RECEIVED 1987 MAR 13 PM 1:35 GEORGE J. BUGLEWICZ REGISTER OF DEEDS DOUGLAS COUNTY, NEBR.

Handwritten note: 2768 Deed

Handwritten recording information: BK 1799 N 10-15-12 KP C/O Y FEE 10.50 PG 379-380 N 10-15-12 DEL 11 MC B.C OF Deed COMP VT F/B 01-6000 Y

Grantor, as seller, and Grantee, as Purchaser, executed a land contract dated 2/28/85 and recorded March 15, 1985 in Book 733 Page 343 of the Miscellaneous Records of Douglas County, Nebraska. All obligations of Purchaser under such land contract having been met, this Deed is given in satisfaction of seller's obligation thereunder and the aforesaid land contract is hereby terminated and is without further force and effect.

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

- (1) is lawfully seised of such real estate that it is free from encumbrances, subject to easements, restrictions, and reservations of record; to a prorated share of current real estate taxes and to all subsequent taxes and assessments;
(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.

Executed March 10 19 87 Junior Achievement of the Midlands, Inc, a Nebraska Non-Profit Corporation, FKA Junior Achievement of Douglas and Sarpy Counties, Inc, Junior Achievement of Douglas and Sarpy Inc., Junior Achievement of Omaha, Inc.

GRANTOR By: Charles Paulk, Jr. PRESIDENT CHARLES PAULK, JR.

STATE OF NEBRASKA) ss. COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 10 19 87

by Charles Paulk, Jr. President of Junior Achievement of The Midlands, Inc., a Nebraska Non-Profit Corporation, FKN Junior Achievement of Douglas and Sarpy Counties, Inc; Junior Achievement of Douglas and Sarpy Inc., Junior Achievement of Omaha, Inc. Nebraska Corporation, on behalf of the Corporation.



Notary Public signature: Lisa A. Dukich

My Commission Expires: 5-18-90

EXHIBIT "A"

LEGAL DESCRIPTION

The West 160.08 feet of the following described tract of land:

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 10, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, described as follows:

Commencing at a point 233.00 feet North of and S. 89°58' W., 50.00 feet from the center of said Section 10, said point being on the West right-of-way line of 90th Street; thence North, along the West right-of-way line of 90th Street, 765.77 feet, to a point of curve to the left; thence on a curve to the left (radius being 2,815.01 feet) along the West right-of-way line of 90th Street, an arc distance of 171.22 feet, to the Point of Beginning; thence continuing on said curve to the left, along said right-of-way line, for an arc distance of 150.59 feet, to a point on the South right-of-way line of Bedford Avenue; thence N. 89°34'40" W., along said South right-of-way line 581.94 feet; thence S. 00°14'10" W., 150.00 feet; thence S. 89°34'40" E., 595.08 feet, to the Point of Beginning.

NOTE: The East line of the Northwest Quarter (NW1/4) assumed North-South in direction.

Together with an easement and right-of-way over the following described strip of property: Commencing at a point 233.00 feet North of and S. 89°58' W., 50.00 feet from the center of Section 10, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, said point being on the West right-of-way line of 90th Street; thence North, along the West right-of-way line of 90th Street, 765.77 feet, to a point of curve; thence on a curve to the left (radius being 2,815.61 feet) along the West right-of-way line of 90th Street, an arc distance of 321.81 feet, to a point on the South right-of-way line of Bedford Avenue; thence N. 89°34'40" W., along the said South right-of-way line, 231.86 feet, to the Point of Beginning; thence continuing N. 89°34'40" W., 190.00 feet; thence S. 00°14'10" W., 150.00 feet; thence S. 89°34'40" E., 20.00 feet; thence N. 00°14'10" E., 116.00 feet; thence S. 89°34'40" E., 170.00 feet; thence N. 00°14'10" E., 34.00 feet, to the Point of Beginning.

