



DEED 2005002120



JAN 05 2005 14:35 P 4

Nebr Doc  
Stamp Tax  
1-5-05  
Date  
\$ 8.18  
By *[Signature]*

Downing, Alexander & Wood  
W. Eric Wood  
11515 South 39th Street  
Bellevue NE 68123

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
1/5/2005 14:35:54.71  
  
2005002120

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that W. Eric Wood, Trustee, herein called the "GRANTOR", whether one or more, does hereby grant, bargain, sell, convey and confirm unto Virgil Anderson, a married man, herein called the "GRANTEE", whether one or more, the following described real property in Douglas County, Nebraska:

See Exhibit "A" Attached hereto.

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.

DATED this 15<sup>th</sup> day of September, 2004.

*[Signature: W. Eric Wood]*  
\_\_\_\_\_  
W. Eric Wood, Trustee

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF SARPY     )

The foregoing QUIT CLAIM DEED was acknowledged before me on the 15<sup>th</sup> day of September, 2004 by W. Eric Wood, Trustee.

*[Signature: Margie L. Johnson]*  
\_\_\_\_\_  
NOTARY PUBLIC

MARGIE L. JOHNSON  
General Notary  
State of Nebraska  
My Commission Expires 09/30/2004

MARGIE L. JOHNSON  
General Notary  
State of Nebraska  
My Commission Expires

*exp Sept 30, 2004*

*cash*  
*deed*  
4 FEE 22.50 FB 18-35780  
15 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_  
*3 d 3-b 360*

**LEGAL DESCRIPTION:**

All of Sub Lots 1 through 8, inclusive of Tax Lot 8, which includes the vacated South 20 feet of Center Street adjoining said Sub Lots 1 and 8 on the North, together with a strip of land beginning at the North-East corner of Sub Lot 4; thence South a distance of 16.1 feet; thence Easterly along a straight line a distance of 270.0 feet to a point that is 18.88 feet distance South measured at right angles, from the South line of Center Street; thence Northeasterly along a straight line a distance of 120.49 feet, more or less, to the point of intersection of the South line of Center Street with the Northwesterly right of way line of the Union Pacific Railroad Company, which right of way line is parallel with and 100 feet distance Northwesterly, measured radially, from the Center line of the original main tract of said Railroad Company as formerly located; thence West along said South line of Center Street a distance of 389.0 feet more or less, to the point of beginning, together with South one-half of vacated Center Street adjoining the North line of Sub Lot 4 of Tax Lot 8 and adjoining the above described strip of land. All in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 28-15-13, City of Omaha. (A metes and bounds description of all of the foregoing real property, except parts of vacated Center Street, is contained in the following deeds recorded in Deed Records of Douglas County, Nebraska, to-wit: Book 1038 at Pages 193 to 201, Inc.; Book 1160 at Page 651; Book 725 at Page 273, Book 727 at Page 507; and Book 814 at Page 31)

Also Part of Tax Lot 5, having a North line 14 feet South of the South line of Shull's 4th Addition, a South line border on the North line of Center Street an East line being the extension of the East line of Lot 1 of Shull's 4th Addition to the South until it intersects with the Northwest line of the Union Pacific right of way and thence Southwest on the right of way line to the North line of Center Street, and a West line of the East line of 25th Avenue (except for the East 37-1/2 feet of Tax Lot 2,) together with the North 1/2 of vacated Center Street adjoining on the South, in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28-15-13, (a metes and bounds description of said real property described in this paragraph, except North  $\frac{1}{2}$  of vacated Center Street adjoining on the South, is contained in deed recorded in said Deed Records in Book 799 at Page 146). Also the East 37  $\frac{1}{2}$  feet of Tax Lot 2, together with the North  $\frac{1}{2}$  of vacated Center Street adjoining on the South, in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28-15-13.

Also, Lots 9, 10, 11 and the East 10 feet of Lot 12, Shull's 4th Addition, an addition to the City of Omaha, as surveyed, platted and recorded, being within the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28-15-13.

**PARCEL NO. 1:**

An irregular parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 28, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, bounded and described as follows: Beginning at the Southwest corner of that certain tract of land designated as parcel "D" in that certain Warranty Deed dated July 27, 1943 from Union Pacific Railroad Company to Miller Cereal Mills, said corner being a point in the East line of 26th Street South in said City as now established that is 72.55 feet distant South from the North line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , measured along a line drawn at right angles thereto at a point thereon that is 661.3 feet distance East from the Northwest corner of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , measured along said North line; thence Easterly along the Southerly line of said Parcel "D" in Warranty Deed dated July 27, 1943, which is a line curving to the right having a radius of 1242.24 feet, a distance of 75.41 feet; thence Easterly continuing along said Southerly line of said parcel "D", which is a straight line tangent to the end of the last described curve, a distance of 8.18 feet to the Southeast corner of said Parcel "D", thence Easterly along the Southerly line of that certain parcel of land theretofore conveyed by Quit Claim Deed dated August 7, 1962 from Union Pacific Railroad Company to Kellogg Company a distance of 185.43 feet to a point thereon that is 18.01 feet distant South, measured at right angles, from the South line of Center Street, in

said City of Omaha, as now established, thence South along a straight line that is parallel with and 268.92 feet distance Easterly, measured at right angles, from said East line of 26th Street, South a distance of 18.67 feet; thence Southwesterly along a straight line that forms an angle of  $86^{\circ}39'$  from South to West with the last described line extended a distance of 38.18 feet; thence Southwesterly along a line curving to the left having a radius of 373.13 feet, tangent at its point of beginning to the last described straight line, a distance of 47.40 feet; thence Southwesterly along a line curving to the left having a radius of 930.27 feet, tangent at its point of beginning to the end of the last described curve, a distance of 93.04 feet; thence Southwesterly along a straight line tangent to the end of the last described, curve a distance of 59.43 feet; thence Southwesterly along a line curving to the right having a radius of 406.52 feet, tangent at its point of beginning to the last described straight line, a distance of 37.25 feet, more or less, to a point in said East line of 26th Street South; thence North along said East line of 26th Street South, a distance of 29.93 feet, more or less, to the Southwest corner of that certain parcel of land designated as Parcel "E" in said Warranty Deed dated July 27, 1943 from Union Pacific Railroad Company to Miller Cereal Mills; thence Northeasterly along the Southerly line of said Parcel "E" which is a line curving to the left, having a radius of 581.87 feet, tangent at its point of beginning to a straight line forming an angle from North to East of  $80^{\circ}44'21''$  with said East line of 26th Street South, a distance of 14.62 feet; thence Northeasterly continuing along said Southerly line of Parcel "E", which is a straight line tangent to the end of the last described curve, a distance of 70.33 feet to the Southeast corner of said Parcel "E"; thence North along the East line of said Parcel "E" a distance of 13.18 feet to the North-East corner thereof; thence Westerly along the Northerly line of said Parcel "E", which is a straight line forming an angle from North to West of  $86^{\circ}00'$  with the last described course produced Northerly, a distance of 9.36 feet; thence Westerly continuing along said Northerly line of Parcel "E", which is a line curving to the left having a radius of 1,225.24 feet, tangent at its point of beginning to the last described straight line, a distance of 74.23 feet to a point in said East line of 26th Street South; thence North along said East line of 26th Street South a distance of 17.0 feet to the point of beginning.

PARCEL NO. 2:

A strip of land 17.0 feet in width situated in the Northeast Quarter of the Southeast Quarter of Section 28, Township 15 North, Range 13 East of the Sixth P.M., in the City of Omaha, Douglas County, Nebraska, lying between lines that are parallel with and 72.5 feet and 89.5 feet, respectively, distant South, measured at right angles, from the North line of said Northeast Quarter of the Southeast Quarter of Section 28, and extending West from the West line of 26th Street South a distance of 326.3 feet.

PARCEL NO. 3:

An irregular strip of land situated in the Northeast Quarter of the Southeast Quarter of Section 28, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, bounded and described as follows: Beginning at a point in the West line of 26th Street South that is 127.86 feet distance South, measured along said West line of 26th Street South and said West line extended, from the North line of said Northeast Quarter of the Southeast Quarter of Section 28; thence Westerly along a straight line a distance of 43.67 feet, more or less, to a point that is 43.64 feet distance West, measured at right angles, from said West line of 26th Street South and 129.50 feet distance South, measured at right angles, from said North line of the Northeast Quarter of the Southeast Quarter of Section 28; thence West along a straight line that is parallel with and 129.50 feet distance South, measured at right angles, from said North line of the Northeast Quarter of the Southeast Quarter of Section 28, a distance of 278.36 feet; thence South at right angles, at a distance of 17.0 feet;

thence East along a straight line that is parallel with and 146.50 feet distance South, measured at right angles, from said North line of the Northeast Quarter of the Southeast Quarter of Section 28, a distance of 48.25 feet, more or less, to a point in the West line produced Northerly of that certain parcel of land designated as Parcel "C" in Warranty Deed dated July 27, 1943 from Union Pacific Railroad Company to Miller Cereal Mills; thence South at right angles, a distance of 13.0 feet; thence East along a straight line parallel with and 159.50 feet distance South, measured at right angles, from said North line of the Northeast Quarter of the Southeast Quarter of Section 28, a distance of 273.75 feet to a point on said West line of 26th Street South; thence North along said West line of 26th Street South, a distance of 31.64 feet to the point of beginning.

PARCEL NO. 4:

A strip of land 17.0 feet in width situated in the Northeast Quarter of the Southeast Quarter of Section 28, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, lying between lines that are parallel with and 219.5 feet and 236.5 feet, respectively, distant South, measured at right angles, from the North line of said Northeast Quarter of the Southeast Quarter of Section 28 and extending West from the West line of 26th Street South a distance of 273.75 feet. INCLUDING the railroad trackage located on said premises and in 26th Street South between said parcel No. 1 and Parcels Nos. 2 and 3.

EXCEPT That part of Sub Lot 8 of Tax Lot 8 in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 28, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows: Beginning at a point from the Northwest corner of said Tax Lot 8, thence South  $00^{\circ}08'45''$  West (an assumed bearing) along the West line of said Tax Lot 8 for 768.56 feet to the North right of way line of Ed Creighton Avenue; thence North  $89^{\circ}48'45''$  East along the North right of way line of Ed Creighton Avenue for 66.03 feet to the Westerly right of way line of the Union Pacific Railroad spur track, thence N  $13^{\circ}26'23''$  East along said Westerly railroad right of way for 57.88 feet, thence continuing Northeasterly along said Westerly railroad right of way and along a 500.56 foot radius curve to the right (having a chord bearing North  $26^{\circ}06'42''$  East and a chord distance of 219.61 feet) for an arc distance of 221.41 feet; thence continuing along said Westerly Railroad right of way North  $38^{\circ}47'01''$  East for 79.27 feet to a point that is 225.0 feet East from the West line of said Tax Lot 8; thence North  $00^{\circ}08'45''$  East along a line 225.0 feet East from and parallel to the West line of said Tax Lot 8, for 454.53 feet to a point on the North line of said Tax Lot 8; thence South  $89^{\circ}37'30''$  West along the North line of said Tax Lot 8 for 225.0 feet to the point of beginning.