



WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That We, HERMAN COHEN and ROSALIE COHEN, husband and wife, and PENNIE Z. DAVIS and FLORENCE C. DAVIS, husband and wife, of the County of Douglas, State of Nebraska, for and in consideration of the sum of Five Thousand Six Hundred and no/100 (\$5,600.00) Dollars, in hand paid do hereby grant, bargain, sell, convey and confirm unto the COUNTY OF DOUGLAS, STATE OF NEBRASKA, the following described real estate situated in the County of Douglas, State of Nebraska, to-wit:

Part of a tract of land lying wholly in the East half of the Northeast quarter of the Southeast quarter of Section 26, T15N, R12E, Douglas County, Nebraska, and more particularly described as follows:

Beginning at a point, said point being 33.00 feet North and 33.00 feet West of the Southeast corner of the Northeast quarter of the Southeast quarter of Section 26; thence, West along the North line of Center Street a distance of 328.83 feet to a point; thence, in a Northeasterly direction a distance of 63.20 feet to a point, said point being 265.66 feet West and 6.00 feet North of the point of beginning; thence, East along a line parallel to the North line of Center Street a distance of 60.00 feet to a point, said point being 205.66 feet West and 6.00 feet North of the point of beginning; thence in a Northeasterly direction along a curve to the left, said curve having a radius of 80.00 feet, a distance of 115.14 feet to a point, said point being 72.21 feet North and 126.39 feet West of the point of beginning; thence in a Northeasterly direction along a curve to the right, said curve having a radius of 919.47 feet, a distance of 116.29 feet to a point, said point being 189.11 feet North and 103.48 feet West of the point of beginning; thence in a Northeasterly direction a distance of 81.17 feet to a point, said point being 262.72 feet North and 69.26 feet West of the point of beginning; thence in a Northeasterly direction along a curve to the left, said curve having a radius of 1,885.86 feet, a distance of 492.34 feet to a point, said point being 750.81 feet North and 5.00 feet West of the point of beginning; thence in a Northeasterly direction a distance of 130.79 feet to a point on the West line of 72nd Street; thence South along the West line of 72nd Street a distance of 881.48 feet to the point of beginning, and containing 43,041 square feet, and more particularly shown on approved plans designated as Project No. S-147 (72nd Street).

As a further consideration herein, It is further agreed between the parties that access from the Grantors' remaining and retained land, onto the abutting highways will be permitted at any time as follows:

(a) At any point on Center Street west of the westerly point of the above described property.

(b) Across the 72nd Street Highway the Grantors will be permitted one forty (40) foot highway opening, for an east and west direct crossover access, which will be located at a point on the approved plans hereinabove described, at Station 58 plus 21, and a second thirty-five (35) foot highway opening for access to said 72nd Street Highway to be located at a point on the approved plans hereinabove described at Station 62 plus 21.

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and appurtenances thereunto belonging,

unto the said COUNTY OF DOUGLAS, STATE OF NEBRASKA, and to its successors and assigns forever. And We hereby covenant with the said Grantee with its successors and assigns, that We are lawfully seized of said premises; that they are free from encumbrance; that We have good right and lawful authority to sell the same; and We hereby covenant to warranty and defend the title to said premises against the lawful claims of all persons whomsoever.

Signed this 30th day of July, 1960.

In the Presence of:

_____	<u>Herman Cohen</u>
_____	<u>Rosalie Cohen</u>
_____	<u>Pennie Z. Davis</u>
_____	<u>Florence C. Davis</u>

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS.

On this 30th day of July, 1960, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came HERMAN COHEN and ROSALIE COHEN, husband and wife, and PENNIE Z. DAVIS and FLORENCE C. DAVIS, husband and wife, to me known to be the identical persons whose 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.

Ben E. Raslow  
Notary Public

My commission expires the 20th day of October, 1962.

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