



2138 623 DEED



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Date
\$3100.25
By: DJ

RICHARD A. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Commercial Federal Bank, formerly known as Commercial Federal Savings and Loan Association, in consideration of Ten (\$10.00) Dollars and Other Good and Valuable Consideration, received from grantee, does grant, bargain, sell, convey and confirm unto Blue Cross and Blue Shield of Nebraska, a Nebraska mutual insurance company, herein called the grantee, the following described real property in Douglas County, Nebraska:

See Attached Exhibit "A"

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 the grantor for itself and its successors 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 matters listed on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions"); that grantor has good right and lawful authority to convey the same; and that the grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed and delivered this deed on the date affixed hereto.

Dated this 30th day of NOVEMBER, 1999.

GRANTOR:

COMMERCIAL FEDERAL BANK, f/k/a COMMERCIAL FEDERAL SAVINGS AND LOAN ASSOCIATION,

By: Shannon N. Lubke
Its: SR. VICE PRESIDENT

ATTEST:
Ray S. Hart
REG. EMP. SEC

16789F
FEE 20.50 FB 21-666600
BKP 2615-12 C/O _____ COMP _____
DEL _____ SCAN DC FV _____

IMPRINTED CORPORATE SEAL
REGISTER OF DEEDS

Retake
16

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said County and State, personally came Gary L Matter, Secretary
Thomas M. Perkins, Sr. V.P. of Commercial Federal Bank, f/k/a Commercial Federal Savings and Loan
Association, known to me to be the identical person who signed the foregoing Warranty Deed, and
acknowledged the execution thereof to be his or her voluntary act and deed and the voluntary act and deed on
behalf of said national association.

WITNESS my hand and Notary Seal on this 30th day of November, 1999.



Catherine Hines
Notary Public

EXHIBIT "A"**LEGAL DESCRIPTION**

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section 26, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 26; thence South 00°00'00" West (assumed bearing), along the East line of said Southeast Quarter of Section 26, a distance of 485.00 feet; thence South 90°00'00" West, a distance of 122.31 feet, to the point of intersection of the South right-of-way line of Cedar Street and the Westerly right-of-way line of 72nd Street, said point also being the Point of Beginning; thence Southerly, along said Westerly right-of-way line of 72nd Street, on the following described courses; thence South 02°58'52" West, a distance of 85.00 feet; thence North 90°00'00" East, a distance of 43.00 feet; thence South 02°58'52" West, a distance of 149.68 feet; thence Southerly, on a curve to the right with a radius of 1,216.50 feet, a distance of 256.51 feet, said curve having a long chord which bears South 09°01'04" West, a distance of 256.03 feet; thence Southerly, on a curve to the right with a radius of 472.91 feet, a distance of 64.23 feet, said curve having a long chord which bears South 18°56'55" West, for 64.18 feet; thence South 22°50'23" West, a distance of 36.61 feet; thence Southerly, on a curve to the left with a radius of 308.58 feet, a distance of 62.22 feet, said curve having a long chord which bears South 17°03'50" West, a distance of 62.11 feet; thence South 11°17'16" West, a distance of 78.81 feet; thence Southerly, on a curve to the right with a radius of 42.05 feet, a distance of 53.57 feet, said curve having a long chord which bears South 47°46'45" West, a distance of 50.02 feet, to the point of intersection of said Westerly right-of-way line of 72nd Street and the Northerly right-of-way line of Mercy Road; thence Westerly, along said Northerly right-of-way line of Mercy Road, on a curve to the right with a radius of 662.22 feet, a distance of 66.97 feet, said curve having a long chord which bears South 87°11'38" West, a distance of 66.94 feet; thence North 89°54'32" West, along said Northerly right-of-way line of Mercy Road, a distance of 113.74 feet; thence North 00°00'00" East, a distance of 415.87 feet; thence South 90°00'00" West, a distance of 173.00 feet, to a point on the Easterly right-of-way line of 73rd Street; thence North 00°00'00" East, along said Easterly right-of-way line of said 73rd Street, a distance of 53.94 feet; thence Northerly, along said Easterly right-of-way line of 73rd Street, on a curve to the right with a radius of 175.00 feet, a distance of 78.16 feet, said curve having a long chord which bears North 12°47'40" East, a distance of 77.51 feet; thence North 25°35'19" East, along said Easterly right-of-way line of 73rd Street, a distance of 133.66 feet; thence South 00°00'00" West, a distance of 120.91 feet; thence North 90°00'00" East, a distance of 200.00 feet; thence North 00°00'00" East, a distance of 210.00 feet, to a point on said South right-of-way line of Cedar Street; thence North 90°00'00" East, along said South right-of-way line of Cedar Street, a distance of 193.79 feet, to the Point of Beginning.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Covenants, conditions and restrictions contained in instrument dated April 1, 1964 and recorded July 23, 1964, in Book 415 at Page 75 of the Miscellaneous Records of Douglas County, Nebraska.

Waived and released as to the height restrictions contained therein by instruments recorded August 22, 1974, in Book 541 at Pages 59, 63, 66, 70, 74, 77, 82, 86, 90, 94, 99, 103 and 106 of the Miscellaneous Records of Douglas County, Nebraska.

2. Easement granted to Sanitary and Improvement District No. 102 of Douglas County, Nebraska, its licensees, successors and assigns, by instrument dated September 27, 1962 and recorded October 10, 1962, in Book 388 at Page 54 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain an outfall sewer and appurtenances in a portion of subject property.

Easement and Modification Agreement dated July 7, 1969 and recorded August 29, 1969, in Book 480 at Page 163 of the Miscellaneous Records of Douglas County, Nebraska, modifies the above Easement, and takes effect upon appropriate approval of the City of Omaha.

3. Easement granted to the City of Omaha, Nebraska, by instrument recorded September 23, 1968, in Book 468 at Page 421 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a sanitary or storm sewer, or both, and appurtenances thereto, in, through, over and under a portion of subject property.

Amended by Revised Permanent Sewer Easement dated November 4, 1975 and recorded December 1, 1975, in Book 558 at Page 361 of the Miscellaneous Records of Douglas County, Nebraska.

4. Easement granted to Omaha Public Power district and Northwestern Bell Telephone Company by instrument dated March 2, 1970 and recorded March 10, 1970, in Book 487 at Page 469 of the Miscellaneous Records of Douglas County, Nebraska, to install, operate and maintain underground electric and telephone facilities over, upon, along and under a portion of subject property.

5. Right-of-Way Easement granted to Omaha Public Power District and Northwestern Bell Telephone Company by instrument dated July 23, 1975 and recorded October 29, 1975, in Book 557 at Page 79 of the Miscellaneous Records of Douglas County, Nebraska, to install, operate and maintain electric and telephone facilities over, upon, above, along, under, in and across a portion of subject property.

6. Rights and claims of tenants under unrecorded Leases.