

PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY SECTION SUITE 604
OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET
OMAHA, NEBRASKA 68183



Project No. S.P. 92-13

Tract No. 33

WARRANTY DEED - INDIVIDUAL - PUBLIC PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 9 day of May..... A.D., 1994, between Mason Apartments, a Nebraska Limited Partnership, herein known as the Grantor, whether one or more, for and in consideration of the sum of Three Hundre Sixty and No/100 Dollars (\$360.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm for public purposes unto THE CITY OF OMAHA, a Municipal Corporation organized and existing under and by virtue of the Laws of the State of Nebraska, the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

See attached Exhibit "A", New Right-of-Way Legal Description.

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said Grantor herein, of, in, or to the same, or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto said THE CITY OF OMAHA and its successors and assigns forever for public purposes, and we, the said parties of the first part, grantors herein, for ourselves and our heirs, executors, and administrators, do covenant with the said CITY OF OMAHA and 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 that we will and our heirs, executors, and administrators shall warrant and defend the same unto the said THE CITY OF OMAHA and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, have hereunto set hand(s) this 9 day of May..... A.D., 1994 .

In presence of

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.....

Mason Apartments, a Nebraska Limited Partnership
by Adey R. Peterson, President
Commercial Federal Realty Trusts Corporation
David Proker

RECEIVED
MAY 31 9 07 AM '94
OFFICE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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LEGAL PG SCAN FV

NEBRASKA DOCUMENTARY
STAMP TAX
02186 Date 5-31-94
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STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 9 day of May, 1994, before me a Notary Public, in and for said County, personally came the above named GARY R. PETERSEN Pres. of Commercial Federal Realty Investors Corp. who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the date aforesaid.

Tom Lund
.....
NOTARY PUBLIC

My Commission expires July 30, 1996
ROW/6:2900x

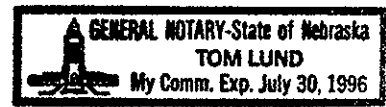


EXHIBIT "A"

LEGAL DESCRIPTION OF OWNER'S PROPERTY

Lots 40, 41, and 42 and the South 38 feet of Lot 39 and the North 104.47 feet of the remaining part of Lot 59, Redick's 2nd Addition, an addition to the City of Omaha, Nebraska, Douglas County, Nebraska.

NEW R.O.W. ACQUISITION

An irregularly shaped parcel of land located in the North 104.47 feet of the remaining part of Lot 59, Redick's 2nd Addition, an addition to the City of Omaha, Nebraska, Douglas County, Nebraska, more particularly described as follows: # 23-39380

Beginning at the Southeast corner of said Lot 59; thence S. 87° 27' 45" W. (assumed bearing), 4.35 feet; thence Northwesterly on a curve to the right, having a radius of 3181.95 feet, a distance of 77.04 feet, said curve having a long chord N. 03° 01' 55" W. a distance of 77.04 feet; thence N. 02° 20' 20" W., 27.99 feet to a point on the Southerly line of Lot 42 of said Addition; thence N. 87° 29' 24" E., along said Southerly line, 0.96 feet to a point on the Existing Westerly Right of Way Line of 24th Street; thence S. 05° 14' 21" E. along said Existing Westerly Right of Way Line, 105.15 feet to the point of beginning.

Said parcel contains 356.10 square feet (0.008 acres) more or less.

TEMPORARY EASEMENT

A parcel of land located in Lots 40, 41, and 42 and the South 38 feet of Lot 39 and the North 104.47 feet of the remaining part of Lot 59, Redick's 2nd Addition, an addition to the City of Omaha, Nebraska, Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Lot 59; thence S. 87° 27' 45" W. (assumed bearing), 4.35 feet to the point of beginning; thence S. 87° 27' 45" W., 9.65 feet; thence N. 05° 14' 21" W., 105.15 feet; thence N. 02° 20' 20" W., 58.00 feet; thence S. 87° 29' 24" W., 10.00 feet; thence N. 02° 20' 20" W., 117.00 feet; thence S. 87° 29' 24" W., 3.96 feet; thence N. 02° 20' 20" W., 37.66 feet; thence N. 87° 29' 24" E., 28.96 feet to a point on the Westerly Right of Way Line of 24th Street; thence S. 02° 20' 20" E., along said Existing Westerly Right of Way Line, 213.00 feet to a point on the Southerly line of said Lot 42; thence S. 87° 29' 24" W., along said Southerly line, 0.96 feet; thence S. 02° 20' 20" E., 27.99 feet; thence Southeasterly on a curve to the left, having a radius of 3181.95 feet, a distance of 77.04 feet, said curve having a long chord S. 03° 01' 55" E. a distance of 77.04 feet to the place of beginning.

Said parcel contains 6,110.00 square feet (0.14 acres) more or less.

OWNER

NAME: Mason Apartments
ADDRESS: 2120 South 72nd Street #1400
Omaha, NE 68124
PROPERTY ADDRESS: 1012 South 24th Street
Omaha, NE 68105

PROJECT

24TH STREET
SP 92-13
E&A 92039
TRACT No. 33