



1041 650 MISC



30718 92 650-652

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

ASSIGNMENT OF INTEREST IN EASEMENTS

CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation (hereinafter called "CNW"), has by a deed dated the same date as this Assignment, conveyed and quitclaimed to Nebraska Furniture Mart, Inc., a Nebraska corporation (hereinafter called "NFM"), the real estate situated in the County of Douglas, and the State of Nebraska, described on Exhibit "A" attached hereto and made a part hereof.

CNW hereby assigns to NFM all of its rights as the grantor of the following described easements as they affect said real estate:

1. Driveway easement as granted to I-Go Van & Storage Co. in a deed dated December 11, 1967, bearing Deed No. 74399, recorded in Deed Book 1373 at Page 217, Douglas County records.
2. Driveway easement as granted to Mars Oil Co. in a deed dated May 12, 1971, bearing Deed No. 76596 and as granted to Nebraska-Mars Company in a deed dated August 20, 1971, bearing Deed No. 76782.
3. Sewer easement as granted to the City of Omaha, Nebraska in an instrument dated December 15, 1977, bearing Deed No. 80705, recorded in Miscellaneous Book 594 at Page 656, Douglas County records.
4. Street or highway easement as granted to the City of Omaha, Nebraska in an instrument dated January 5, 1962, bearing Deed No. 69518, recorded in Miscellaneous Book 390 at Page 730, Douglas County records.

CNW reserves to itself, its lessees, licensees, successors and assigns all of its rights and interest in and to said easements to the extent that they affect any real estate other than said real estate.

Executed this 9th day of November, 1992.

ATTEST:

By: K. A. Dombrowski
K. A. Dombrowski, Asst. Secretary

CHICAGO AND NORTH WESTERN
TRANSPORTATION COMPANY

By: Richard B. Taylor
Richard B. Taylor, Vice President

GEORGE J. BUCKLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

Nov 12 2 57 PM '92

RECEIVED

(RD-2) (Whitney) LAW.010

CASH 30788.00
 TYPE Misc 650-652
 FEE 18.50
 23-15-12
 01-60000

Book 25

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Richard S. Kennerley, a Notary Public, duly commissioned and qualified in and for the County and State aforesaid and residing therein, DO HEREBY CERTIFY that Richard B. Taylor and K. A. Dombrowski, to me personally known and known to me to be, respectively, Vice President and Assistant Secretary of CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, and the identical persons whose names are subscribed to the foregoing Instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, Vice President and Assistant Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 9th day of ~~NOVEMBER~~ 1992.

OFFICIAL SEAL
RICHARD S. KENNERLEY
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. NOV. 8, 1996

Richard S. Kennerley
Notary Public, in and for the County
of Cook, in the State of Illinois

My Commission Expires: November 8, 1996.

This instrument was prepared by the Chicago and North Western Transportation Company,
165 North Canal Street, Chicago, Illinois 60606.

EXHIBIT "A"

BOOK 1041 PAGE 652

real estate situated in the County of Douglas, and the State of Nebraska, to wit:

The Chicago and North Western Transportation Company right-of-way lying South of Dodge Street right-of-way and North of the center line of the Little Papillion Creek, all in the East Half of Section 23, Township 15 North, Range 12 East of the Sixth Principal Meridian, Douglas County, Nebraska described as follows: Commencing at the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence East (assumed bearing) 103.18 feet on the North line of said Southwest Quarter to the intersection of said North line and the center line of the Chicago and North Western Transportation Company main track (now removed); thence South $30^{\circ}49'02''$ East 69.86 feet on the center line of said main track to the South line of Dodge Street and the point of beginning; thence East 47.74 feet on the South line of Dodge Street; thence South $30^{\circ}48'41''$ East 10.51 feet to a point on a curve; thence Southeasterly on a curve to the left, chord bearing South $49^{\circ}33'02''$ East, chord distance of 153.90 feet, radius 398.12 feet, an arc distance of 154.87 feet to a point of tangency; thence South $60^{\circ}06'22''$ East 77.00 feet; thence North $30^{\circ}49'02''$ West 171.46 feet to the South line of Dodge Street; thence East 56.95 feet on the South line of Dodge Street; thence South $30^{\circ}49'02''$ East 947.99 feet; thence South $59^{\circ}10'58''$ West 48.90 feet; thence South $30^{\circ}49'02''$ East 300.00 feet; thence South $59^{\circ}10'58''$ West 104.60 feet; thence South $30^{\circ}49'02''$ East 511.00 feet; thence North $59^{\circ}10'58''$ East 106.50 feet; thence South $30^{\circ}49'02''$ East 1020.98 feet to a point on a curve; thence Southeasterly on a curve to the right, chord bearing South $11^{\circ}59'43''$ East, chord distance 58.81 feet, radius 432.60 feet, an arc distance of 58.85 feet to a point of tangency; thence South $08^{\circ}05'42''$ East 132.60 feet to a point of curve; thence Southeasterly on a curve to the left, chord bearing South $14^{\circ}40'14''$ East, chord distance 89.21 feet, radius 389.69 feet, an arc distance of 89.40 feet to a point on the curve; thence South $30^{\circ}49'02''$ East 127.76 feet; thence South $59^{\circ}10'58''$ West 85.00 feet; thence North $30^{\circ}49'02''$ West 18.00 feet; thence North $59^{\circ}10'58''$ East 15.00 feet; thence North $30^{\circ}49'02''$ West 382.58 feet; thence North $36^{\circ}43'04''$ West 99.23 feet to a point on a curve; thence Northwesterly on a curve to the right, chord bearing North $34^{\circ}46'06''$ West, chord distance 111.38 feet, radius 1637.59 feet, an arc distance of 111.40 feet to a point on the curve; thence North $30^{\circ}49'02''$ West 1191.10 feet to a point on a curve; thence Northwesterly on a curve to the right, chord bearing North $26^{\circ}53'23''$ West, chord distance 110.02 feet, radius 1637.59 feet, an arc distance of 110.04 feet to a point on the curve; thence North $30^{\circ}49'02''$ West 517.74 feet; thence South $59^{\circ}10'58''$ West 35.65 feet; thence North $30^{\circ}49'02''$ West 99.88 feet on the Easterly line of 77th Street; thence South $59^{\circ}10'58''$ West 43.00 feet; thence North $30^{\circ}49'02''$ West 123.00 feet on the Westerly line of 77th Street; thence North $22^{\circ}49'31''$ West 294.89 feet on the Westerly line of 77th Street; thence North $30^{\circ}49'02''$ West 382.57 feet on the Westerly line of 77th Street to the South line of Dodge Street; thence East 96.65 feet on the South line of Dodge Street to the point of beginning.

SW NE
NW SE
NE SE
SE SE