



BK 1842 PG 270



DEED 1989 00689

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

CORPORATION WARRANTY DEED

689 And 17308 Document 68754

Harbor Development, Inc. a Nebraska Corporation, Grantor, a corporation organized and existing under and by virtue of the laws of the State of Nebraska

in consideration of One dollar and other good and valuable consideration receipt of which is hereby acknowledged, conveys to

77 Dodge Court Partners, A Nebraska Limited Partnership, Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in

Douglas County, Nebraska:

See Attached Exhibit A

RECEIVED
1589 JAN 20 AM 10:05
GEORGE J. ENGLE, JR.
REGISTER OF DEEDS
DOWNS STATE OF NEBRASKA

NEBRASKA
STAMP TAX
5.86 Date 1-20-89
\$ 0.00

BK 1842 N 23-15-12 KP C/O Y FEE 10.50
PG 270-271 23-15-12 DEL JK MC WE
* Needs COMP SA F/B 01-60000

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: January 11, 1989

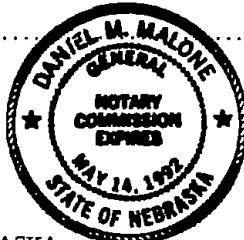
Corp. Seal

Harbor Development, Inc.
Grantor
by Michael P. May
Title President

STATE OF NEBRASKA, County of Douglas

The foregoing instrument was acknowledged before me January 11, 1989

by Michael P. May, President of Harbor Development, Inc.
(Name and Office) (Name of Corporation)
a Nebraska corporation, on behalf of the corporation.



Daniel M. Malone
Signature of Person Taking Acknowledgement
Notary Public

STATE OF NEBRASKA

County of

Filed for record and entered in Numerical Index on

at o'clock M., and recorded in Deed Record Page

By: _____
County or Deputy County Clerk
Register of Deeds or Deputy Register of Deeds

EXHIBIT "A"

That part of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) Section 23, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, described as follows:

Commencing at a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 23, distance 40 Feet West, measured at right angles, from the center line of the main track of the Chicago and Northwestern Railway Company, as said main track was located and established on March 9, 1962; thence Southeasterly parallel with the center line of said main track a distance of 69.90 Feet to the Southerly line of Dodge Street, for the point of beginning of the land herein to be described; thence continue Southeasterly parallel with said center line of the main track a distance of 359.92 Feet; thence Southeasterly in a straight line to a point distant 81 Feet Southwesterly, measured at right angles, from said center line of the main track and distant 698 Feet Southeasterly as measured along the center line of said main track from its intersection with said North line of the Southwest Quarter of the Northeast Quarter; thence Southeasterly parallel with said center line of the main track a distance of 120 feet, more or less, to a line drawn Southwesterly from and at right angles to the center line of said main track at a point distance 818 Feet Southeasterly, as measured along the center line of said main track from its intersection with the North line of the Southwest Quarter of the Northeast Quarter; thence Southwesterly along said line drawn at right angles to the center line of the main track a distance of 340 Feet, more or less, to the center line of Little Papillion Creek; thence Northwesterly along the center line of said Little Papillion Creek, following the meander thereof, to a point on said Southerly line of Dodge Street; thence Easterly along said Southerly line of Dodge Street to the point of beginning; EXCEPTING THEREFROM, the Easterly 43 Feet of said above described premises, AND EXCEPTING THEREFROM, that portion taken for flood control in Return of Appraisers filed in Book 470, Page 55 and described as follows: Beginning at a point on the South line of Dodge Street, 206.87 Feet West of and 60.0 Feet South of the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 23; thence Southeast on a curve to the left whose radius is 763.94 Feet with a degree of curve of $7^{\circ}30'$ for an arc length of 569.53 Feet; thence South $45^{\circ}55'58''$ East for a distance of 290.44 Feet to a point of curve; thence Southeast along a curve to the right whose radius is 279.49 Feet with a degree of curve of $20^{\circ}30'$ for an arc length of 89.0 Feet to a point 298.28 feet from the centerline of the Chicago and Northwestern Railway Company Railroad main track on the South line of the property which is a line described as being perpendicular to the center line of the C. & N.W. main track at a point 818.0 feet Southeast of the point of intersection of the centerline of Dodge Street and the centerline of said main track as measured along the centerline of track; thence Southwest along the above-described South property line for a distance of 115.0 Feet more or less to the centerline of the Little Papillion Creek, thence Northwest along said center of creek for a distance of 990.0 Feet more or less to a point on the South line of Dodge Street; thence East along the South line of Dodge Street for a distance of 78.0 Feet more or less to the point of beginning, EXCEPTING THEREFROM, that portion conveyed to McDonald's in deed filed September 21, 1982, Book 1692 Page 457 and described as follows: Beginning at a point on the South right of way line of Dodge Street, 206.87 Feet West of and 60.0 Feet South of the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 23; thence Southeast on a 763.94 Foot radius curve to the left (chord bearing South $9^{\circ}57'53''$ East for 179.50 Feet) for an arc distance of 179.92 Feet; thence North $87^{\circ}00'08''$ East for 320.17 Feet to the Westerly right of way line of 77th Street; thence North $32^{\circ}45'10''$ West along said Westerly right of way for 200.00 Feet to the South right of way of Dodge Street; thence South $88^{\circ}04'30''$ West along said South right of way for 242.73 feet to the point of beginning.