



1937 214 DEED



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Authorization Res. Dated  
June 8, 1992

DEED NO. 87037

THE GRANTOR, CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, whose principal office is located at 165 N. Canal Street, Chicago, Illinois, for the consideration of NINE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$925,000.00), conveys and quitclaims to Nebraska Furniture Mart, Inc., a Nebraska corporation, GRANTEE, all interest in the following described 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°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°48'41" East 10.51 feet to a point on a curve; thence Southeasterly on a curve to the left, chord bearing South 49°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°06'22" East 77.00 feet; thence North 30°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°49'02" East 947.99 feet; thence South 59°10'58" West 48.90 feet; thence South 30°49'02" East 300.00 feet; thence South 59°10'58" West 104.60 feet; thence South 30°49'02" East 511.00 feet; thence North 59°10'58" East 106.50 feet; thence South 30°49'02" East 1020.98 feet to a point on a curve; thence Southeasterly on a curve to the right, chord bearing South 11°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°05'42" East 132.60 feet to a point of curve; thence Southeasterly on a curve to the left, chord bearing South 14°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°49'02" East 127.76 feet; thence South 59°10'58" West 85.00 feet; thence North 30°49'02" West 18.00 feet; thence North 59°10'58" East 15.00 feet; thence North 30°49'02" West 382.58 feet; thence North 36°43'04" West 99.23 feet to a point on a curve; thence Northwesterly on a curve to the right, chord bearing North 34°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°49'02" West 1191.10 feet to a point on a curve; thence Northwesterly on a curve to the right, chord bearing North 26°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°49'02" West 517.74 feet; thence South 59°10'58" West 35.65 feet; thence North 30°49'02" West 99.88 feet on the Easterly line of 77th Street; thence South 59°10'58" West 43.00 feet; thence North 30°49'02" West 123.00 feet on the Westerly line of 77th Street; thence North 22°49'31" West 294.89 feet on the Westerly line of 77th Street; thence North 30°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 SW  
SE SE

700 S. 72 ST, COOK

Subject to:

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.

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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.
5. Building and liquor restrictions and building set back requirements.
6. Zoning and building laws or ordinances.

Excepting and Reserving, however, unto any licensees, their successors and assigns, the right to continue to protect, maintain, operate, and use any and all existing drainage, driveways, conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, and easements of any kind whatsoever on said premises, including the repair, reconstruction and replacement thereof.

By the acceptance of this conveyance, the Grantee, for itself and/or its heirs, successors, transferees and assigns, hereby agrees to take all steps necessary, at no expense to Grantor, to comply with any and all governmental requirements relating to land platting and use.

DATED this 5th day of November 1992 .

Signed, Sealed and Delivered in  
Presence of:

Larry A. Whitney  
Penelope L. Merckley

CHICAGO AND NORTH WESTERN  
TRANSPORTATION COMPANY

By Richard B. Taylor  
Richard B. Taylor, Vice President  
Attest K. A. Dombrowski  
K. A. Dombrowski, Asst. Secretary



STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK   )

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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 5th day of November 1992.



*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, One North Western Center, 165 North Canal Street, Chicago, Illinois 60606.

(LGL-148)a:024

CASH 14887 1937 23-15-12 <sup>OP</sup> FV  
TYPE *Deed* PG 214-21610 / SCAN *MC*  
FEE 15.50 OF *Del* COMP / *wa* FB 01-100000

RECEIVED  
Nov 12 2 56 PM '92  
GEORGE J. BUGLER, JR.  
REGISTER OF DEEDS  
COOK COUNTY, ILL.

NEBR DOC STAMP TAX  
\$ 1387 Date 11-12-92  
By *RS*