



BK 1842 PG 613



DEED 1989 00965

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INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

NEBRASKA DOCUMENTARY STAMP TAX
2.86 Date 1-27-89
By CD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF OMAHA, A Municipal Corporation in the State of Nebraska, hereinafter referred to as CITY, in consideration of One Dollar and other Valuable Consideration Dollars in hand paid, does hereby grant, bargain, sell, convey and confirm unto ConAgra, Inc., a Delaware Corporation, hereinafter referred to as Grantee, the following described real estate, situated in the County of Douglas and State of Nebraska to-wit:

Exhibit A

965-2000

RECEIVED
1989 JAN 27 PM 3:31
GEORGE J. BURKE, JR.
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBRASKA

ON 1842 IN C/O FEE 29.50
PG 613-615, 9410 DEL JK MC WC
OR Trade COMP F/B 03-8000

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, claim or demand whatsoever of the CITY of, in, or any part thereof.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee and to its successors and assigns forever, and the City for itself and its successors and assigns, do covenant with ~~said Grantee~~ and its successors and assigns that the CITY is lawfully seized of said premises, that they are free from encumbrance except the Declaration of Covenants by the City of Omaha and ConAgra, Inc.

that the CITY has good right and lawful authority to sell the same and that the CITY will and its successors and assigns shall warrant and defend the same unto the said Grantee and its successors and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the CITY OF OMAHA, A Municipal Corporation, has caused these presents to be executed by its Mayor and its Corporate Seal to be affixed hereto this 25th day of January, 19 89.

THE CITY OF OMAHA,
Municipal Corporation

by Walter M. Calinger
MAYOR

(Corporate Seal)

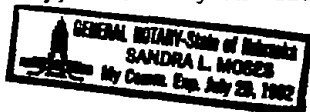
ATTEST:

Buster Brown
CITY CLERK

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 25th day of JANUARY, 19 89, before me, the undersigned, a Notary Public in and for said County, personally came Walter M. Calinger, Mayor and Buster Brown, Deputy City Clerk of the City of Omaha, a Municipal Corporation, to me personally known to be the Mayor and the City Clerk and who executed the above conveyance, and acknowledged the execution thereof to be their voluntary act and deed of the City of Omaha, a Municipal Corporation, and that the Corporate Seal of the City of Omaha was thereto affixed by its authority.

In testimony whereof, I have hereunto set my hand and affixed by Notary seal at Omaha in Douglas County, on the day and date last above written.



Sandra L. Moses
NOTARY PUBLIC

My Commission expires July 29, 1992

- PARCEL 1: That part of Lots 2, 3, 7 and 8 and the vacated alley in Block G, Original City of Omaha, Douglas County, Nebraska, described as follows: Commencing at the Southeast corner of Lot 8, said Block G; thence N 1-48'57" W (bearings based on the Nebraska State Plane System, South Zone) for 55.59 feet along the East line of said Lot 8 to the True Point Of Beginning; thence along a curve to the left (having a radius of 147.32 feet and a long chord bearing N 63.10'40" W for 150.81 feet) for an arc distance of 158.32 feet to the West line of Lot 7, said Block G; thence N 1-50'09" W for 14.00 feet along said West line extended to the center line of the vacated alley in said Block G; thence S 88-06'43" W for 21.80 feet along said centerline; thence N 1-53'17" W for 16.00 feet; thence N 88-06'43" E for 57.27 feet parallel with and 6.00 feet North of the South line of Lots 3 and 2, said Block G; thence along a curve to the right (having a radius of 157.52 feet and a long chord bearing S 65.24'58" E for 108.20 feet) for an arc distance of 110.45 feet to the East line of Lot 8, Block G; thence S 1-48'57" E for 54.22 feet to the True Point Of Beginning.
- PARCEL 2: That part of Lots 1 and 2, Block H, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Southeast corner of Lot 1, Block H; thence S 88-03'52" W (bearings based on the Nebraska State Plane System, South Zone) for 132.23 feet to the Southwest corner of Lot 2, Block H; thence N 1-50'09" W for 6.00 feet along the West line of said Lot 2; thence N 73-48'51" E for 45.50 feet; thence S 1-49'45" E for 1.00 foot; thence along a curve to the left (having a radius of 144.82 feet and a long chord bearing N 51-01'27" E for 110.62 feet) for an arc distance of 113.50 feet to the East line of Lot 1, Block H; thence S 1-48'57" E for 82.83 feet to the Point of Beginning.
- PARCEL 3: Lots 2 through 8, inclusive, Block 132, Original City of Omaha, Douglas County, Nebraska, the South $\frac{1}{4}$ of the vacated alley adjoining Lot 8 on the North and extended East to the centerline of vacated 7th Street, all of the vacated alley adjoining Lots 2, 4, 5 and 7, the North $\frac{1}{4}$ of vacated Harney Street adjoining Lots 6, 7 and 8 on the South, and the West $\frac{1}{4}$ of vacated 7th Street adjoining Lot 8 on the East.
- PARCEL 4: Lots 1 through 6, inclusive, Block 154, Original City of Omaha, Douglas County, Nebraska, the North $\frac{1}{4}$ of the vacated alley adjoining lots 1 and 2 on the South and extended East to the centerline of vacated 7th Street, all of the vacated alley adjoining Lots 4 and 5, the South $\frac{1}{4}$ of vacated Harney Street adjoining Lots 1, 2 and 3 on the North, the West $\frac{1}{4}$ of vacated 7th Street adjoining Lot 1 on the East and the North $\frac{1}{4}$ of vacated Howard Street adjoining Lot 6 on the South.
- PARCEL 5: Lot 6, Block 161, Original City of Omaha, Douglas County, Nebraska, together with the South $\frac{1}{4}$ of the vacated alley adjoining said Lot 6 on the North.
- PARCEL 6: Block 162, Original City of Omaha, Douglas County, Nebraska, the vacated alley in said Block 162, the South $\frac{1}{4}$ of vacated Howard Street adjoining said Block 162 on the North and the West $\frac{1}{4}$ of vacated 7th Street adjoining said Block 162 on the East.

Lot 8
1 to 8