



BK 1837 PG 141



DEED 1988 12184

THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 21<sup>st</sup> day of October, 1988 between the OMAHA DEVELOPMENT FOUNDATION, a non-profit corporation organized and existing under the laws of the State of Nebraska, hereinafter called "Grantor" and the COUNTY OF DOUGLAS, a political subdivision of the State of Nebraska, hereinafter called "Grantee".

Grantor for and in consideration of the sum of One Dollar (\$1.00), and other valuable consideration, in hand paid, the sufficiency and receipt for which is hereby acknowledged, by these presents, does hereby convey to Grantee, that real estate located in Douglas County, Nebraska, and more particular described on the attached Exhibits "A" through "E" which by this reference are made a part hereof.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seised of such real estate and that it is free from encumbrances made or created by Grantor;
2. Has legal power and lawful authority to convey the same;
3. Warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first above written.



OMAHA DEVELOPMENT FOUNDATION,

BY: Willis Strauss  
TITLE: President

NEBRASKA DOCUMENT  
STAMP TAX  
Date 10-25-88  
\$ 135.00 By AW

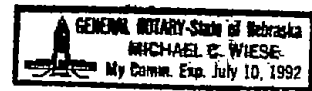
STATE OF NEBRASKA )  
                          ) SS.  
COUNTY OF DOUGLAS )

On this 21<sup>st</sup> day of October, 1988, before me, a Notary Public in and for said county, personally came Willis Strauss, President of Omaha Development Foundation, known to me to be the identical person whose name is affixed to the above Special Warranty Deed and acknowledge the execution of the same to be his voluntary act and deed.

WITNESS my hand and notarial seal in said county the day and year last above written.

Michael E. Wiese  
Notary Public

MY COMMISSION EXPIRES:  
July 10, 1992



STATE OF NEBRASKA, COUNTY OF DOUGLAS  
Filed for record and entered in Numerical Index on \_\_\_\_\_,  
1988 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Deed Record \_\_\_\_\_ Page \_\_\_\_\_.

County or Deputy County Clerk  
Register or Deputy Register of  
Deeds

12184 Deed

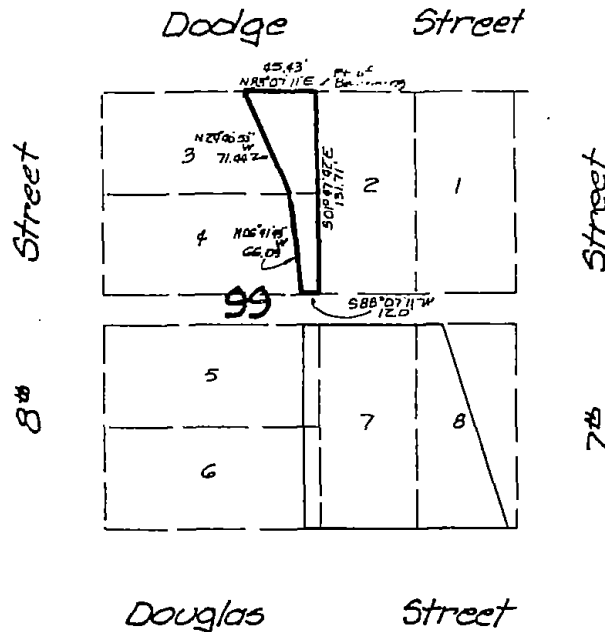
1837 N 9-1  
141-142 10-1 C/O FEE 35.00  
Beck DEL MC

36  
10/25/88

9-373/538 KP

LEGAL DESCRIPTION:

That part of Lots 3 and 4, Block 99, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of Lot 3, 2 said Block 99; thence S 1°47'42" E (bearings based on the Nebraska State Plane System, South Zone) for 131.71 feet to the Southeast corner of Lot 4, said Block 99; thence S 88°07'11" W for 12.00 feet along the South line of said Lot 4; thence N 6°41'49" W for 66.09 feet; thence N 24°40'53" W for 71.44 feet to the North line of Lot 3, said Block 99; thence N 88°07'11" E for 45.43 feet to the Point of Beginning. Contains 3053 square feet.




T88-1398  
Burlington Northern Railroad

Book \_\_\_\_\_ Page \_\_\_\_\_

Date 7-18-88

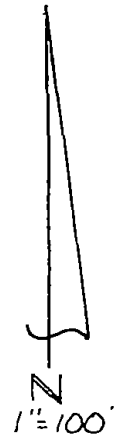
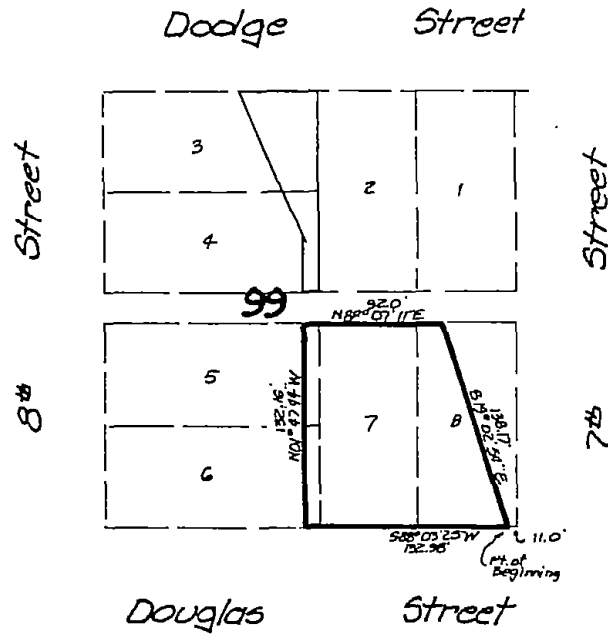
Job Number E-87-00-61-5853


**lamp, rynearson & associates, inc.**  
 architects      engineers      surveyors      planners  
 14747 california street      omaha, nebraska 68154      402.486.2498  
 EXHIBIT A

4-273-2444P


LEGAL DESCRIPTION:

Lots 5 and 6, except the West 120 feet thereof, all of Lot 7 and part of Lot 8, all in Block 99, Original City of Omaha, Douglas County, Nebraska, all being more particularly described as follows: Beginning at a point of the South line of Lot 8 that is 11.00 feet West of the Southeast corner of Lot 8, said Block 99; thence S 88°03'25" W (bearings based on the Nebraska State Plane System, South Zone) for 132.98 feet along the South line of Lots 6, 7 and 8, said Block 99; thence N 1°47'44" W for 132.16 feet to the North line of Lot 5, said Block 99; thence N 88°07'11" E for 92.00 feet; thence S 19°02'54" E for 138.17 feet to the Point of Beginning. Contains 14,860 square feet.



T88-1398  
Burlington Northern Railroad

Book \_\_\_\_\_ Page \_\_\_\_\_ Date 7-18-88 Job Number Z-87-0061-5853

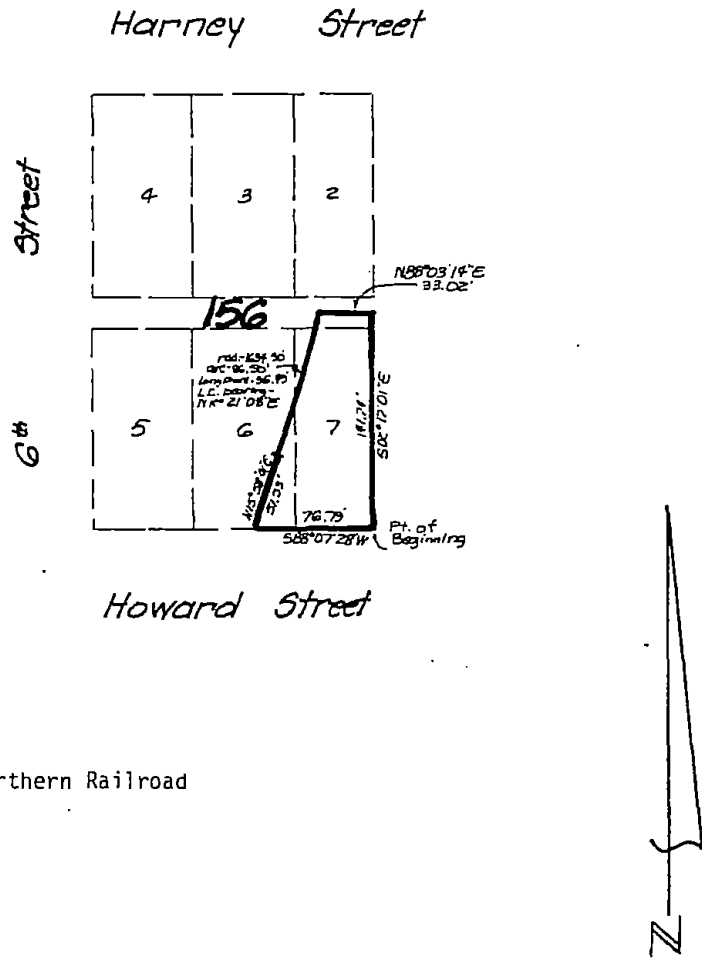

**lamp, ryneason & associates, inc.**  
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 14747 california street      omaha, nebraska 68154      402-488-2498  
 EXHIBIT B

LEGAL DESCRIPTION:

BOOK 1837 PAGE 144

9-455KP  
2

That part of Lots 6, 7 and vacated alley in Block 156, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Southeast Corner of Lot 7, said Block 156, said point being on the West line of Government Lot 3 in the Southwest ¼ of Section 23, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska; thence S 88°07'28" W (bearings based on the Nebraska State Plane System, South Zone) for 76.79 feet along the South line of Lots 6 and, said Block 156; thence N 15°58'41" E for 51.53 feet; thence along a curve to the left (having a radius of 1694.90 feet and a long chord bearing N 14°21'08" E for 96.49 feet) for an arc distance of 96.50 feet to the centerline of the vacated alley; thence N 88°03'14" E for 33.02 feet along said centerline to the West line of said Government Lot 3; thence S 2°17'01" E for 141.74 feet along said West line to the Point of Beginning. Contains 7666 square feet.



T88-1479  
Parcel "A"  
Burlington Northern Railroad

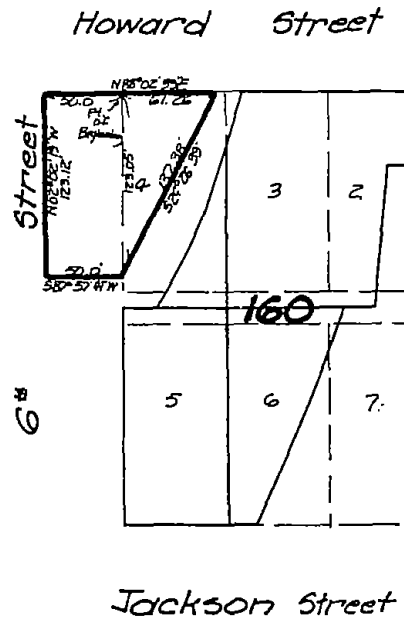
Book \_\_\_\_\_ Page \_\_\_\_\_ Date 7-18-88 Job Number 3-87-00-61-5853


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 14747 california street      omaha, nebraska 68154      402-386-2488  
 EXHIBIT

LEGAL DESCRIPTION:

9-458 KP

That part of Lot 4, Block 160, Original City of Omaha, Douglas County, Nebraska, together with the East 1/2 of vacated 6th Street adjoining on the West, all being described as follows: Beginning at the Northwest corner of said Lot 4, Block 160; thence N 88°02'39" E (bearings based on the Nebraska State Plane System, South Zone) for 61.26 feet along the North line of said Lot 4; thence S 24°26'39" W for 137.38 feet to the West line of said Lot 4; thence S 87°57'41" W for 50.00 feet to the centerline of vacated 6th Street; thence N 2°02'19" W for 123.12 feet along the centerline of vacated 6th Street to the North line of Lot 4 extended; thence N 88°02'39" E for 50.00 feet along said North line to the Point of Beginning. Contains 9923 square feet.




T88-1434  
Parcel "b"  
Burlington Northern Railroad

Book \_\_\_\_\_ Page \_\_\_\_\_

Date 7-18-88

Job Number Z-87-00-61-5853


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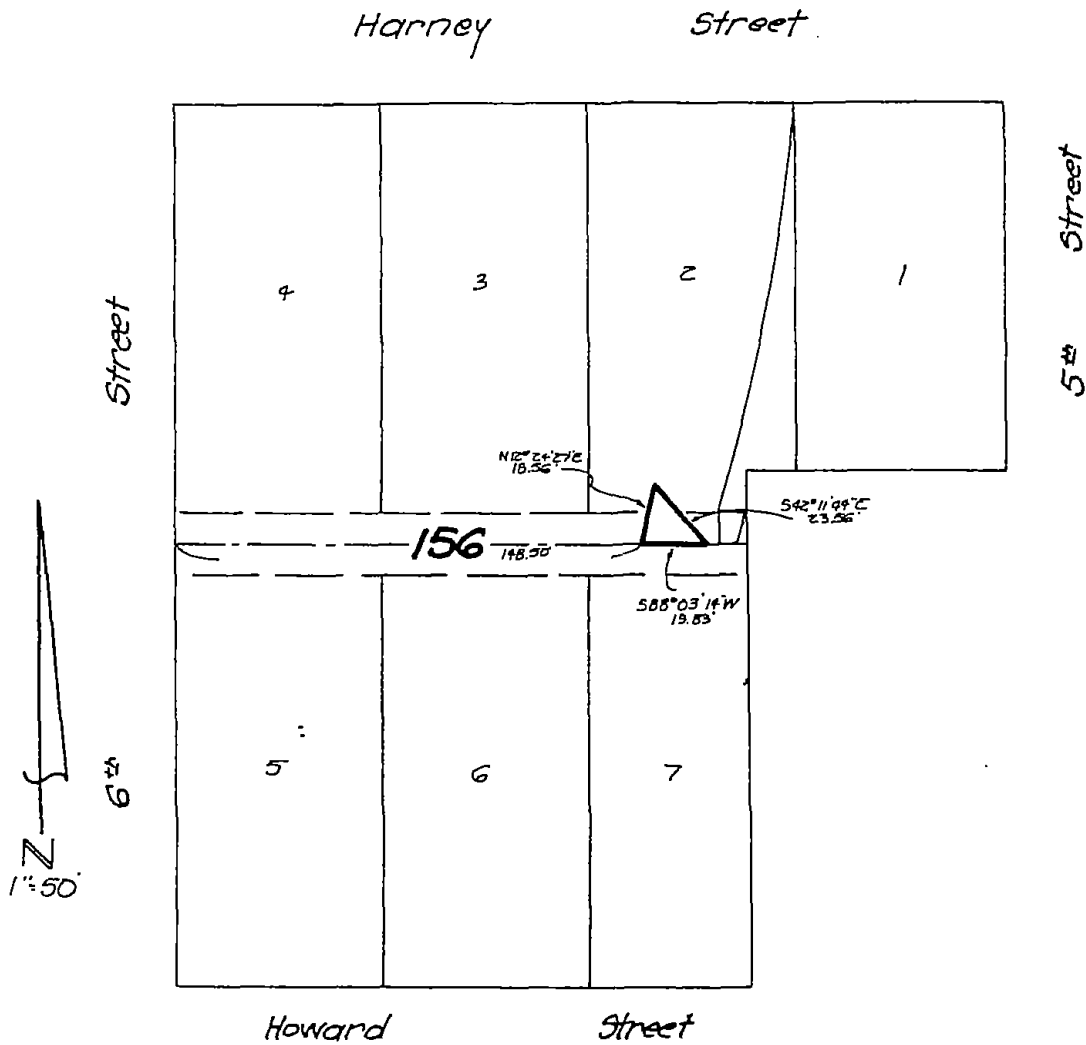
14747 california street      omaha, nebraska 68154      402-498-2488

EXHIBIT D

9-590KP

LEGAL DESCRIPTION:


That part of Lot 2, Block 156, Original City of Omaha, Douglas County, Nebraska, and part of the North 1/2 of the vacated alley adjoining on the South, all more particularly described as follows: Beginning at a point on the centerline of the vacated alley that is 148.50 feet East of the West line of said Block 156; thence N 12°24'27" E (bearings based on the Nebraska State Plane System, South Zone) for 18.56 feet; thence S 42°11'44" E for 23.56 feet to the centerline of the vacated alley in Block 156; thence S 33°03'14" W for 19.83 feet to the Point of Beginning. Contains 178 square feet.



Book \_\_\_\_\_ Page \_\_\_\_\_

Date 7-28-88

Job Number Z-87-00-61-5853


**lamp, rynearson & associates, inc.**  
 architects      engineers      surveyors      planners  
 14747 california street      omaha, nebraska 68154      402-498-2498  
 EXHIBIT E