

27810
CITY OF LINCOLN, NEBRASKA

QUITCLAIM DEED

The grantor, CITY OF LINCOLN, NEBRASKA, a municipal corporation, organized and existing under and by virtue of the laws of the State of Nebraska, in consideration of the sum of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) received from grantee, does quitclaim, grant, bargain, sell, convey and confirm unto A & H REALTY COMPANY, herein called the grantee, the following described real property in Lincoln, Lancaster County, Nebraska:

All that portion of the east-west alley between Huntington and Baldwin from 33rd Street to the east line of Lots 7 and 16, Block 36, Pitcher and Baldwin's Second Addition to University Place, Lincoln, Lancaster County, Nebraska, as vacated by Ordinance No. 12672 on August 20, 1979,

To have and to hold the above-described premises together with all tenements, hereditaments, and appurtenances thereto belonging unto the grantee and to grantee's successors and assigns forever, in accordance with the conditions and reservations hereinafter set forth:

Grantor hereby excepts and reserves in perpetuity to itself and to any person, firm, or corporation, public or private, lawfully engaged in a utility operation, their successors and assigns, easements for and rights of access to any and all existing electrical power, telephone, sanitary sewer, water service, storm sewer, gas service, and community antenna television utilities in, through, over, upon or under the above-described premises. Said exceptions and reservations apply to the entire width and length of said premises, and include, but are not limited to, the right to construct, reconstruct, operate, maintain, repair, replace, and remove such utilities, including lines, conduits, cables, wires, poles, mains, meters, pipes, and all appurtenances thereto. No building or structure shall be constructed or used as to interfere in any manner with any of the aforesaid exceptions and reservations, unless grantee: (1) bears the cost of relocating such utilities to the extent that such relocation is necessitated by such construction or use; and (2) obtains and provides at grantee's expense the easements and rights of access required by reason of any such relocation, whether such relocation be upon any property owned by grantee or upon any property owned by any persons other than grantee; provided, of course, that this shall not prohibit affected utility operations from agreeing to bear any or all of the foregoing expense.

The above-described property is deeded and conveyed for residential uses only, and the Grantee, by acceptance of this deed, covenants and agrees, for itself and its successors and assigns, that the use of said property shall be so restricted.

In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its Mayor.

NEBRASKA DOCUMENTARY
STAMP TAX

OCT 18 1979

Exempt ² BY *KF*

Dated October 11, 1979.

ATTEST:

CITY OF LINCOLN, NEBRASKA,
a municipal corporation

M. C. Spencer
City Clerk

Helen Boosalis
Mayor

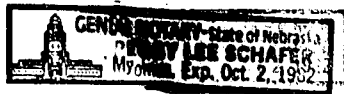
STATE OF NEBRASKA

ss:

COUNTY OF LANCASTER

Before me, a Notary Public qualified for said County, personally came Helen G. Boosalis, Mayor of the CITY OF LINCOLN, NEBRASKA, a municipal corporation, known to me to be the Mayor and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be her voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on October 11, 1979.



Perry Lee Schaffer
Notary Public

My commission expires: _____.

INDEXED
MICRO-FILED
GENERAL

19-154

LANCASTER COUNTY NEBR
Register of Deeds
REGISTER OF DEEDS

1979 OCT 18 AM 8:09

ENTERED IN
NUMERICAL INDEX
FILED FOR RECORD AS:
INST. NO. 79-27810

\$6.25

A. H. Realty Co
Box 4593
68504