



CORRECTIVE WARRANTY DEED

This deed corrects the legal description and drawing as recorded in Warranty Deed Instrument number
2017075648

DCEN1

TRACT 7

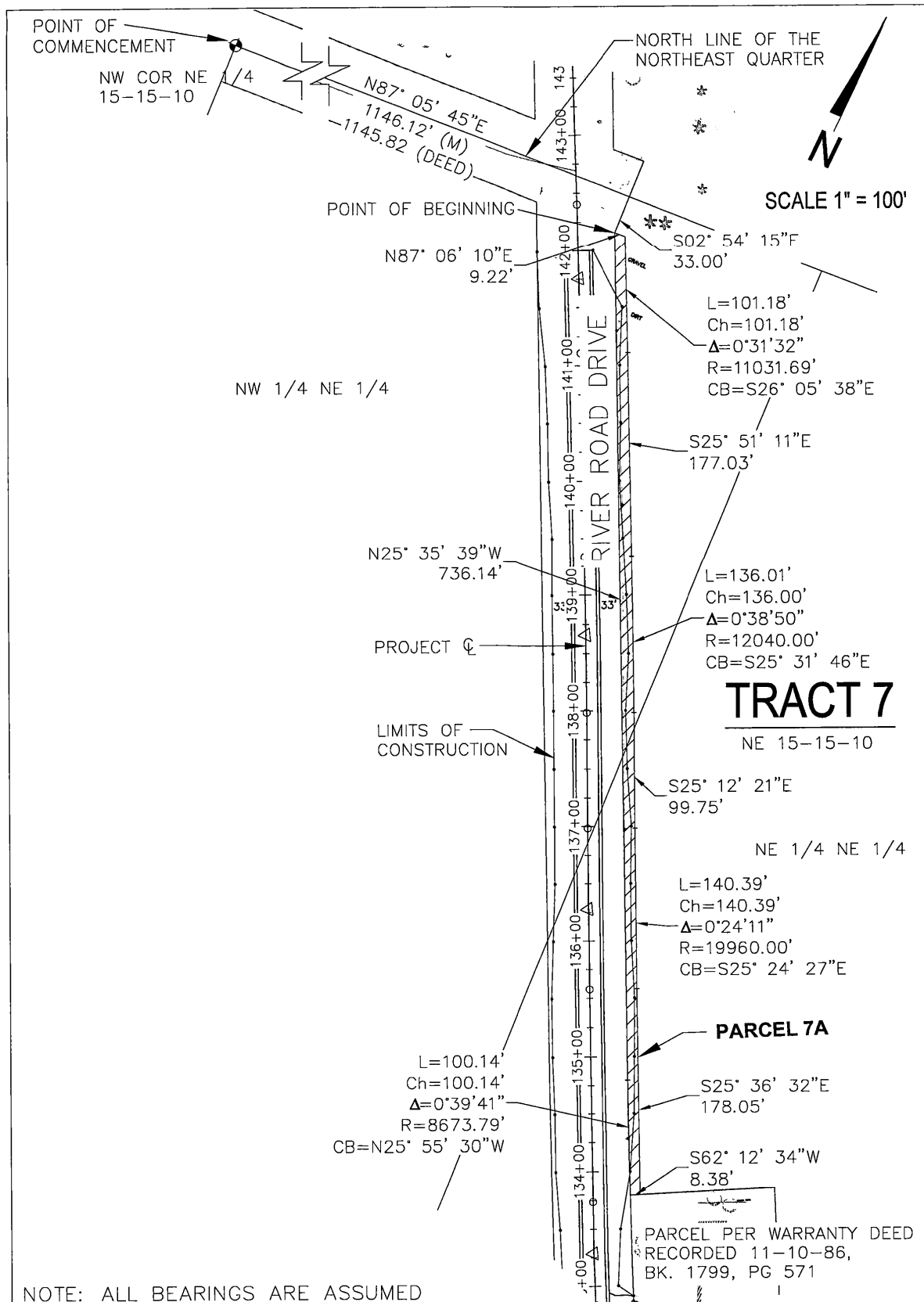
PARCEL 7A

ROW ACQUISITION

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87°05'45" EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1,146.12 FEET TO A POINT AS DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 10, 1986, IN BK. 1799, AT PAGE 571, DEEDS RECORDS, DOUGLAS COUNTY, NEBRASKA; THENCE SOUTH 02°54'15" EAST FOR A DISTANCE OF 33.00' TO THE POINT OF BEGINNING; THENCE NORTH 87°06'10" EAST FOR A DISTANCE OF 9.22'; THENCE SOUTHERLY ON THE FOLLOWING SIX COURSES; THENCE ON A 11031.69 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 26° 05'69" EAST, CHORD DISTANCE 101.18 FEET, AN ARC DISTANCE OF 101.18 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 25°51'11" EAST FOR A DISTANCE OF 177.03 FEET TO A POINT OF CURVE; THENCE ON A 12,040 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 25° 31'46" EAST, CHORD DISTANCE 136.00 FEET, AN ARC DISTANCE OF 136.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°12'21" EAST FOR A DISTANCE OF 99.75 FEET TO A POINT OF CURVE; THENCE ON A 19,960 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 25°24'27" EAST, CHORD DISTANCE 140.39 FEET, AN ARC LENGTH OF 140.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°36'32" EAST FOR A DISTANCE OF 178.05 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND AS PER WARRANTY DEED RECORDED NOVEMBER 10, 1986, IN BK. 1799, AT PAGE 571, DEEDS RECORDS, DOUGLAS COUNTY, NEBRASKA; THENCE SOUTH 62°12'34" WEST ON SAID NORTH LINE FOR A DISTANCE OF 8.38 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIVER ROAD DRIVE PER PLAT OF SURVEY BY PHILIP A. BURKE, L.S. 221 DATED AUGUST 5, 1976; THENCE NORTHERLY ON SAID RIGHT-OF-WAY LINE ON A 8,673.79 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING NORTH 25°55'30' WEST, CHORD DISTANCE 100.14 FEET, AN ARC LENGTH OF 100.14 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE NORTH 25° 35'39" WEST FOR A DISTANCE OF 736.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7,866 SQUARE FEET (0.18 ACRES) MORE OR LESS.



DOUGLAS COUNTY ENGINEER OFFICE

	LAND ACQUISITION	7,866 S.F.
	PERMANENT EASEMENT	S.F.
	TEMPORARY EASEMENT	S.F.
	CONTROLLED ACCESS	

OWNER:

BISHOP SIMS CO
9394 WEST DODGE RD #140
OMAHA, NE 68114

PROJECT NO. C-28(544)

TRACT NO. 7

CERTIFICATE

Certificate# 5091

Douglas County Assessor/Register of Deeds

STATE OF NEBRASKA)

) SS.

COUNTY OF DOUGLAS)

I, DIANE L. BATTIATO, Assessor/Register of Deeds of Douglas County, Nebraska, do hereby certify the attached instrument is a true and correct copy of the record(s) in the office of said Assessor/Register of Deeds.

IN TESTIMONY WHEREOF, I have placed my signature and seal.

DATE: 04/12/18 SIGNED: *Diane L. Battiato*
Assessor / Register of Deeds

6/29/10



DEED Inst. # 2017075648, Pg: 1 of 5 Rec Date: 09/21/2017 09:40:59.580
 Fee Received: \$34.00 NE Documentary Stamp Tax Fee: Ex 002 By: BW
 Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **BISHOP-SIEMS**, a co-partnership organized and existing under and by virtue of the laws of the State of Nebraska in consideration of **FIVE THOUSAND and NO/100 (\$5,000.00)** received from grantees, does grant, bargain, sell convey and confirm unto Douglas County, Nebraska herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska

See Attached Exhibit "A"

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 heirs and assigns forever.

And the grantor for itself and its successors does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance, except those of record, that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whosoever.

Dated July 5, 2017.

Daniel J. Bishop
 Daniel J. Bishop

CO-PARTNER

Jan M. Bishop
 Jan M. Bishop

SPOUSE of CO-PARTNER

J. Thomas Siems
 J. Thomas Siems

CO-PARTNER

Mary Siems
 Mary Siems

SPOUSE of CO PARTNER

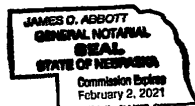
State of Nebraska

County of Douglas

The foregoing instrument was acknowledged before me on July 5, 2017.

By: Daniel J. Bishop, Jan M. Bishop, J. Thomas Siems, and Mary Siems

James D. Abbott
 NOTARY PUBLIC



RETURN: PCENI



EXHIBIT "A"
Page 1 of 2

TRACT 7
PARCEL 7A
ROW ACQUISITION

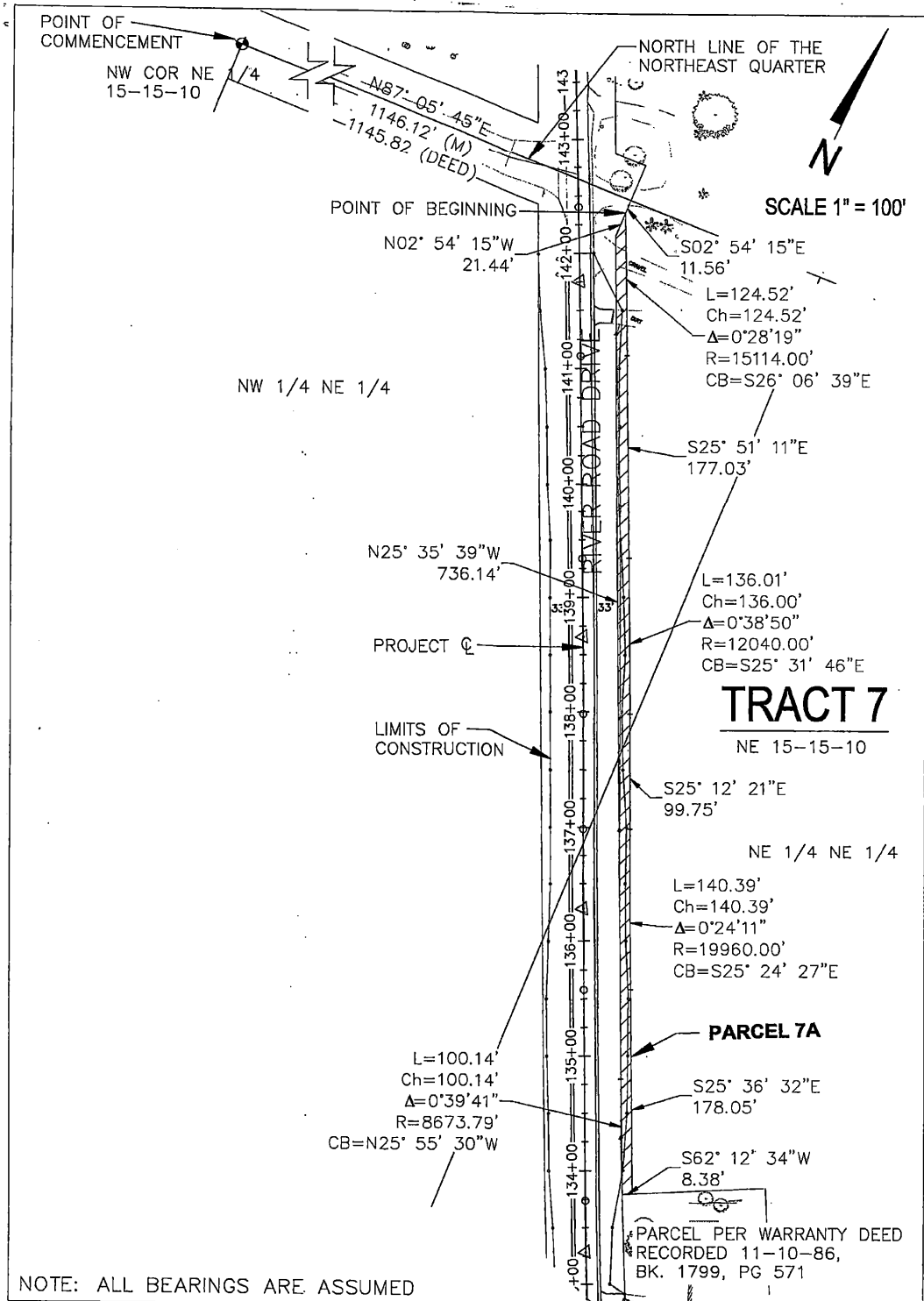
THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87°05'45" EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1,146.12 FEET TO A POINT AS DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 10, 1986, IN BK. 1799, AT PAGE 571, DEEDS RECORDS, DOUGLAS COUNTY, NEBRASKA; THENCE SOUTH 02°54'15" EAST FOR A DISTANCE OF 11.56' TO THE POINT OF BEGINNING; THENCE SOUTHERLY ON THE FOLLOWING SIX COURSES; THENCE ON A 15,114 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 26° 06'39" EAST, CHORD DISTANCE 124.52 FEET, AN ARC DISTANCE OF 124.52 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 25°51'11" EAST FOR A DISTANCE OF 177.03 FEET TO A POINT OF CURVE; THENCE ON A 12,040 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 25° 31'46" EAST, CHORD DISTANCE 136.00 FEET, AN ARC DISTANCE OF 136.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°12'21" EAST FOR A DISTANCE OF 99.75 FEET TO A POINT OF CURVE; THENCE ON A 19,960 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 25°24'27" EAST, CHORD DISTANCE 140.39 FEET, AN ARC LENGTH OF 140.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°36'32" EAST FOR A DISTANCE OF 178.05 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND AS PER WARRANTY DEED RECORDED NOVEMBER 10, 1986, IN BK. 1799, AT PAGE 571, DEEDS RECORDS, DOUGLAS COUNTY, NEBRASKA; THENCE SOUTH 62°12'34" WEST ON SAID NORTH LINE FOR A DISTANCE OF 8.38 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIVER ROAD DRIVE PER PLAT OF SURVEY BY PHILIP A. BURKE, L.S. 221 DATED AUGUST 5, 1976; THENCE NORTHERLY ON SAID RIGHT-OF-WAY LINE ON A 8,673.79 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING NORTH 25°55'30" WEST, CHORD DISTANCE 100.14 FEET, AN ARC LENGTH OF 100.14 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE NORTH 25° 35'39" WEST FOR A DISTANCE OF 736.14 FEET; THENCE NORTH 02°54'15" WEST AS DESCRIBED IN THE AFORESAID WARRANTY DEED FOR A DISTANCE OF 21.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7,966 SQUARE FEET (0.19 ACRES) MORE OR LESS.



EXHIBIT "A"
Page 1 of 2



DOUGLAS COUNTY ENGINEER OFFICE

	LAND ACQUISITION	7.966 S.F.
	PERMANENT EASEMENT	S.F.
	TEMPORARY EASEMENT	S.F.
	CONTROLLED ACCESS	

OWNER:
 BISHOP SIMS CO
 9394 WEST DODGE RD #140
 OMAHA, NE 68114

PROJECT NO. C-28(544)

TRACT NO. 7



COPY

DURABLE POWER OF ATTORNEY

I, John Thomas Siems, a resident and domiciliary of Arvada, Colorado, hereby appoint Mary Bishop Siems, whose mailing address is 8453 Chase Dr., Arvada, Colorado 80003, as my true and lawful attorney in fact, who is referred to herein as my "Agent." My Agent shall have full power and authority to act individually and separately in any and all matters, without limitations, on my behalf without the consent or approval of any other Agent.

A. Grant of Powers. I give to my Agent or any Successor Agents the following powers:

1. To instruct my attorneys to negotiate, execute, deny or accept settlement of my claims against the City of Waterloo, Nebraska;

B. Liability of Agent. My Agent shall not be liable to me or any of my successors in interest for any action taken or not taken in good faith, but shall be liable for any willful misconduct or gross negligence.

C. Signature by Agent. My Agent shall use the following form when signing on my behalf pursuant to this Power:

John T. Siems, by Mary Bishop Siems, his Agent

D. Revocation of this Power. This Power can be revoked only in the following manner:

1. By the execution by me of a subsequent Durable Power of Attorney, unless the subsequent Power contains a statement to the contrary and specifically refers to this Power by its date; or,
2. By giving my attorney a written notice of Revocation of this Power; or,
3. By the recordation of my express written revocation in the county of my residence or domicile, or in any county in any state in which this Power has been recorded; or,
4. By the lawful revocation by the conservator of my estate.

E. Reliance on Power by Third Parties. For the purpose of inducing any bank, broker, custodian, insurer, lender, transfer agent, or other party to act in accordance with the powers granted by this Power, I hereby represent, warrant, and agree that I and my heirs, distributees, legal representatives, successors, and assigns will hold such party or parties harmless from any loss suffered or liability incurred by such party or parties in acting in accordance with this Power prior to that party's receipt of written notice of my death or of any revocation of this Power.

F. Durability of Power. This Power shall not be affected by my disability or incapacity or by uncertainty as to whether I am dead or alive, and it may be accepted and relied upon by anyone to whom it is presented until such person either (1) receives written notice of

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CERTIFIED COPY
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a.c.

