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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NECORPORATE WARRANT DEED
PUBLIC PURPOSESCity of Omaha, Nebraska
Public Works Department
Design Division
R-O-W Section

FOR OFFICE USE ONLY	
Project:	Saddle Creek Road
City Proj. No.:	S.P. 91-19
Tract No.:	35
Address:	711 North Saddle Creek Rd. Omaha, Nebraska 681

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 20th day of June, 19 97, AD, between **TBLD Corp., a California Corporation**, and herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of Four thousand one hundred fifty and 00/100 dollars (\$4,150.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the **City of Omaha, Nebraska**, a Municipal Corporation, organized and existing under and by virtue of the Laws of the State of Nebraska, herein known as the "CITY," the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

SEE ATTACHED EXHIBIT "A"--LAND ACQUISITION LEGAL DESCRIPTION

TO HAVE AND TO HOLD the above described premises, together with all the tenements, hereditaments, and appurtenances thereunto belonging, unto said CITY and its successors and assigns forever.

And the said GRANTOR, for itself and its successors, does hereby covenant and agree to and with the said CITY, and its successors and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises, that it has good right and lawful authority to convey the same; that they are free from encumbrance; and party of the first part does hereby covenant for itself and its successors to warrant and defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto (caused its Corporate Seal to be affixed) (the said Corporation has no Corporate Seal) and these presents to be signed by its respective officers this

20th day of June, 19 97.

TBLD Corp., a California Corporation
(Name of Corporation)

PRESIDENT or AUTHORIZED OFFICER

[Signature]
(Name and Title) **MAX CRAIG**
VICE PRESIDENT

STATE OF CALIFORNIA
) SS
COUNTY OF ORANGE

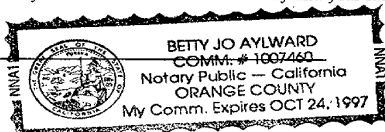
On this 20th day of June, 19 97, before me, a Notary Public in and for said County, personally came MAX CRAIG, **VICE PRESIDENT**

of TBLD Corp., a California Corporation, and
R. BRYCE SHIRLEY, **ASSISTANT SECRETARY**, of said Corporation,

to me personally known to be the respective officers of said corporation and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

ATTEST

[Signature]
(Name and Title) **R. BRYCE SHIRLEY**
ASSISTANT SECRETARY
(Corporate Seal)

IMPRINTED CORPORATE SEAL
REGISTER OF DEEDS

[Signature]
NOTARY PUBLIC

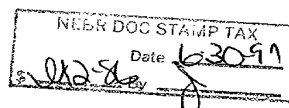


Exhibit "A"

TRACT No. 35

OWNER'S LEGAL DESCRIPTION

LOTS 10 AND 11 AND THE NORTH 48 FEET OF LOT 12, LYING EAST OF SADDLE CREEK ROAD, IN BLOCK 2, IN DONECKENS ADDITION TO WALNUT HILL, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

LAND ACQUISITION LEGAL DESCRIPTION

AN IRREGULAR SHAPED PARCEL OF LAND LOCATED IN LOTS 11 AND THE NORTH 48 FEET OF LOT 12, LYING EAST OF SADDLE CREEK ROAD, IN BLOCK 2, IN DONECKENS ADDITION TO WALNUT HILL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 14 FEET NORTH AND 62.52 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 89°05'02" WEST FOR A DISTANCE OF 7.38 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SADDLE CREEK ROAD; THENCE NORTH 01°10'49" EAST FOR A DISTANCE OF 78.2 FEET AND ALONG THE EAST R.O.W. LINE OF SADDLE CREEK ROAD; THENCE SOUTH 06°27'58" EAST FOR A DISTANCE OF 30.55 AND TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 610.96 FEET, A CENTRAL ANGLE OF 03°41'05", (CHORD BEARING SOUTH 04°37'12" EAST FOR A DISTANCE OF 8.72 FEET) FOR AN ARC DISTANCE OF 8.74 FEET; THENCE SOUTH 02°22'17" EAST FOR A DISTANCE OF 39.29 FEET TO THE POINT OF BEGINNING.

TEMPORARY EASEMENT LEGAL DESCRIPTION

TWO (2) IRREGULAR SHAPED PARCELS OF LAND LOCATED IN LOTS 10 AND 11 AND THE NORTH 48 FEET OF LOT 12, LYING EAST OF SADDLE CREEK ROAD, IN BLOCK 2, IN DONECKENS ADDITION TO WALNUT HILL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL No. 1

BEGINNING AT A POINT 64.25 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 00°41'36" WEST FOR A DISTANCE OF 5 FEET; THENCE NORTH 89°06'29" WEST FOR A DISTANCE OF 11.27 FEET TO A POINT ON THE EAST R.O.W. LINE OF SADDLE CREEK ROAD; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 202.05 FEET, A CENTRAL ANGLE OF 17°39'34", FOR AN ARC DISTANCE OF 5.23 FEET; THENCE NORTH 89°06'11" EAST FOR A DISTANCE OF 12.75 FEET AND TO POINT OF BEGINNING.

PARCEL No. 2

BEGINNING AT A POINT 14 FEET NORTH AND 40.28 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 02°22'17" WEST FOR A DISTANCE OF 39.29 FEET AND TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 610.96 FEET, A CENTRAL ANGLE OF 03°41'05", FOR AN ARC DISTANCE OF 8.74 FEET; THENCE NORTH 06°27'58" WEST FOR A DISTANCE OF 30.55; THENCE NORTH 01°10'49" EAST FOR A DISTANCE OF 16.63 FEET AND ALONG THE EAST R.O.W. LINE OF SADDLE CREEK ROAD; THENCE SOUTH 30°49'36" EAST FOR A DISTANCE OF 55.12 FEET; THENCE SOUTH 00°41'54" EAST FOR A DISTANCE OF 47.96 FEET AND TO THE POINT OF BEGINNING.

CITY OF OMAHA Public Works Department

Owner(s): TBLD Corp., a California Corporation Address: 711 North Saddle Creek Rd. Omaha, Nebraska 681	<div style="display: flex; justify-content: space-between;"> <div style="width: 30px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></div> <div>Land Acquisition = _____ 355 S.F.</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 30px; height: 15px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></div> <div>Permanent Easement = _____ 0 S.F.</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 30px; height: 15px; background: repeating-linear-gradient(-135deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></div> <div>Temporary Easement = _____ 1,801 S.F.</div> </div>
Project No. S.P. 91-19	Project Name: Saddle Creek Road
Tract No. 35	Date Prepared: 2/24/97
Revision Date(s):	Page 1 of 2

