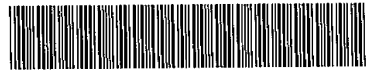


2113 457 DEED



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Nebr Doc Stamp Tax
2-16-99
Date
\$ 2-86
By <i>[Signature]</i>

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 FEB 16 AM 10:40

RECEIVED

QUITCLAIM DEED - STATE

PROJECT: F-112(12)

TRACT: 93

John L. Craig DIRECTOR in the name of the STATE OF NEBRASKA and for the DEPARTMENT OF ROADS of said State of Nebraska, under the provisions of Section 39-1326 R.R.S. of Nebraska, 1943 and for and in consideration of the sum of Thirty Nine Thousand and no/100 - (\$39,000.00) DOLLARS in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto Ralph Biniamow and Rita Biniamow, Joint Tenants, hereinafter known as the Grantee, whether one or more, the following described real property situated in Douglas County and State of Nebraska and subject to any and all existing restrictions and/or easements:

A tract of land located in Lots 2 and 3, Block 94, Benson Park, Original City of Benson, now the City of Omaha in the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 1, Township 15 North, Range 12 East, Douglas County, Nebraska, described as follows:

Referring to the southeast corner of said Lot 3; thence westerly a distance of 48.00 feet along the south line of said Lot 3 to the point of beginning; thence westerly deflecting 000 degrees, 00 minutes, 00 seconds, a distance of 48.00 feet along said line; thence northwesterly deflecting 022 degrees, 28 minutes, 00 seconds right, a distance of 139.70 feet; thence northerly on a 1330.95 foot radius curve to the right, deflection to the initial tangent being 085 degrees, 04 minutes, 00 seconds right, a distance of 144.60 feet, subtending a central angle of 006 degrees, 13 minutes, 29 seconds; thence northerly on a 2509.48 foot radius curve to the right, deflection to the initial tangent being 000 degrees, 51 minutes, 28 seconds right, a distance of 157.13 feet, subtending a central angle of 003 degrees, 35 minutes, 15 seconds; thence northwesterly deflecting 054 degrees, 38 minutes, 47 seconds right, a distance of 56.70 feet; thence southeasterly deflecting 097 degrees, 09 minutes, 00 seconds right, a distance of 336.40 feet to a point on the south line of said Lots to the point of beginning containing 39,680.40 square feet, more or less.

There will be no ingress or egress over the following described controlled access line located in Lots 2 and 3, Block 94, Benson Park, Original City of Benson, now the City of Omaha in the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 1, Township 15 North, Range 12 East, Douglas County, Nebraska.

Referring to the southeast corner of said Lot 3; thence westerly a distance of 96.00 feet along the south line of said Lot 3 to the point of beginning; thence westerly deflecting 022 degrees, 28 minutes, 00 seconds right, a distance of 139.70 feet; thence northerly on a 1330.95 foot radius curve to the right, deflection to the initial tangent being 085 degrees, 04 minutes, 00 seconds right, a distance of 144.60 feet, subtending a central angle of 006 degrees, 13 minutes, 29 seconds; thence northerly on a 2509.48 foot radius curve to the right, deflection to the initial tangent being 000 degrees, 51 minutes, 28 seconds right, a distance of 157.13 feet, subtending a central angle of 003 degrees, 35 minutes, 15 seconds; thence northeasterly deflecting 054 degrees, 38 minutes, 47 seconds right; a distance of 56.70 feet to the point of termination.

In accordance with Article III, Section 20 of the Constitution of the State of Nebraska, the State of Nebraska, Department of Roads does hereby retain and reserve to itself all salt springs, coal, oil, gas, natural resources or other mineral rights it may have in or on the above described real property.

The State of Nebraska, Department of Roads, reserves an easement for the operation, maintenance and use of any and all existing utilities which are located over, under or upon the above described tract.

The State reserves to itself a permanent easement over which the various impacts, including but not limited to, noise, air, light, and dust, associated with vehicular traffic on the highway may be disbursed.

1757B 43-0280

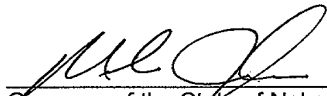
FEE	10.00	FB	
BKP	144-1	C/O	VP
DEL		SCAN	del FV

Return to: Daryl Behrends
Nebraska Dept. of Roads ROW Division
1500 Hwy 2
PO Box 94759
Lincoln, Ne. 68509-4759

That to insure the observance of the above covenants, the State shall have the right to prevent the breach thereof by an injunction, mandatory or otherwise, and to recover whatever damages may have been suffered from any such breach, together with any attorney fees and expenses incurred thereby.

To have and to hold said real property, hereby known to include real estate together with all tenements, hereditaments and appurtenances thereunto belonging, unto said Grantee and to his, her or their heirs, successors and assigns forever.

Duly executed this 20 day of January, 1999


Governor of the State of Nebraska


Director

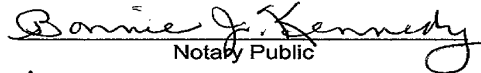


STATE OF NEBRASKA)
Lancaster County) ss.

On this 26th day of January, A.D., 1999, before me, a General Notary Public, duly commissioned and qualified personally came John L. Craig Director to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be a voluntary act and deed.

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




Notary Public

My commission expires the 13th day of August, 1999