

NT

LANCASTER COUNTY, NEB

*Dan Maltz*  
REGISTER OF DEEDS

**\$15.50**

BLOCK

CODE

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CHECKED

ENTERED

EDITED

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DEC 6 3 54 PM '96

048695

**CORPORATION WARRANTY DEED**

DAUGHERTY CONSTRUCTION, INC., A NEBRASKA CORPORATION, AS DEBTOR-IN-POSSESSION organized and existing under the laws of Nebraska, GRANTOR, in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION received from GRANTEE,

LAKESIDE PARTNERS L.L.C., A LIMITED LIABILITY COMPANY

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements and restrictions of record, if any;
- (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.

Executed *December 2*, 1996

DAUGHERTY CONSTRUCTION, INC., A NEBRASKA CORPORATION, GRANTOR

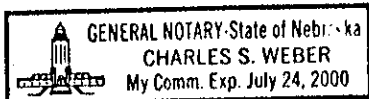
By *Rick Daugherty*  
RICK DAUGHERTY, PRESIDENT

STATE OF NEBRASKA

)  
) SS.  
)

COUNTY OF Lancaster

The foregoing instrument was acknowledged before me on *DECEMBER 2*, 1996 by RICK DAUGHERTY, President of DAUGHERTY CONSTRUCTION, INC., A NEBRASKA CORPORATION, on behalf of the Corporation.



*Charles S. Weber*  
Notary Public

NEBRASKA DOCUMENTARY  
STAMP TAX

DEC - 6 1996

\$1,750<sup>00</sup> BY *me*

EXHIBIT 'A'

LOT 99 AND A PART OF LOT 100, IRREGULAR TRACTS LOCATED IN SECTION 21, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: REFERRING TO THE CENTER ONE-SIXTEENTH CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA; THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS EAST, (AN ASSUMED BEARING), AND ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST "S" STREET AND THE SOUTHWEST CORNER OF LOT 100 IRREGULAR TRACT OF SAID SECTION 21 AND ALSO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE NORTH 00 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 89.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY 80 AND ALSO SAID POINT IS ON THE WESTERLY LINE OF LOT 100 IRREGULAR TRACT OF SAID SECTION 21; THENCE NORTH 27 DEGREES 13 MINUTES 11 SECONDS EAST, AND ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. INTERSTATE HIGHWAY 80 AND ALSO ON THE WESTERLY LINE OF LOTS 99 AND 100 IRREGULAR TRACTS OF SAID SECTION 21, A DISTANCE OF 1402.88 FEET TO THE NORTHWESTERLY CORNER OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21; THENCE SOUTH 62 DEGREES 46 MINUTES 56 SECONDS EAST, AND ON THE NORTHERLY LINE OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21, A DISTANCE OF 158.16 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WEST LAKESHORE DRIVE; THENCE SOUTH 62 DEGREES 44 MINUTES 43 SECONDS EAST, AND ON THE NORTHERLY LINE OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21, A DISTANCE OF 39.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WEST LAKESHORE DRIVE AND ALSO SAID POINT IS THE NORTHEASTERLY CORNER OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21 AND ALSO TO A POINT ON A CURVE TO THE RIGHT; THENCE ON A CURVE TO THE RIGHT AND ALSO ON THE EASTERLY LINE OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21, HAVING A RADIUS OF 154.15 FEET, AN ARC LENGTH OF 126.07 FEET, AND A CENTRAL ANGLE OF 46 DEGREES 51 MINUTES 29 SECONDS, WITH A CHORD BEARING OF SOUTH 50 DEGREES 38 MINUTES 34 SECONDS WEST, A CHORD DISTANCE OF 122.58 FEET AND ALSO THE POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 03 MINUTES 43 SECONDS WEST, AND ON THE EASTERLY LINE OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21, A DISTANCE OF 79.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 15 DEGREES 58 MINUTES 18 SECONDS EAST, AND ON THE EASTERLY LINE OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21 AND ALSO ON THE WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 414.42 FEET; THENCE NORTH 73 DEGREES 56 MINUTES 06 SECONDS EAST, AND ON THE EASTERLY LINE OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21 AND ALSO ON THE WESTERLY RIGHT-OF-WAY LINE AND ALSO ON THE EASTERLY LINE OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21, A DISTANCE OF 7.03 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ON A CURVE TO THE LEFT AND ON THE WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 368.62 FEET, AN ARC LENGTH OF 178.05 FEET, AND A CENTRAL ANGLE OF 27 DEGREES 40 MINUTES 29 SECONDS, WITH A CHORD BEARING OF SOUTH 30 DEGREES 01 MINUTES 34 SECONDS EAST, A CHORD DISTANCE OF 176.32 FEET TO A POINT ON THE EASTERLY LINE OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21; THENCE SOUTH 37 DEGREES 22 MINUTES 36 SECONDS EAST, AND ON THE EASTERLY LINE OF LOT 99 IRREGULAR TRACT OF SAID SECTION 21 AND ALSO ON THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 23.77 FEET TO THE SOUTHEASTERLY CORNER OF LOT 99 OR THE NORTHERLY CORNER OF LOT 100 IRREGULAR TRACTS OF SAID SECTION 21; THENCE NORTH 42 DEGREES 29 MINUTES 52 SECONDS EAST, AND ON THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.44 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ON CURVE TO THE LEFT, HAVING A RADIUS OF 368.62 FEET, AN ARC LENGTH OF 2.89 FEET, AND A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 59 SECONDS, WITH A CHORD BEARING OF SOUTH 47 DEGREES 43 MINUTES 38 SECONDS EAST, A CHORD DISTANCE OF 2.89 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47 DEGREES 57 MINUTES 08 SECONDS EAST, AND ON THE WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 404.00 FEET TO THE POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT AND ON THE WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 342.00 FEET, AN ARC LENGTH OF 287.81 FEET, AND A CENTRAL

ANGLE OF 48 DEGREES 13 MINUTES 00 SECONDS, WITH A CHORD BEARING OF SOUTH 23 DEGREES 50 MINUTES 38 SECONDS EAST, A CHORD DISTANCE OF 279.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 15 MINUTES 52 SECONDS WEST, AND ON THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.95 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST "S" STREET AND ALSO SAID POINT IS ON THE SOUTH LINE OF LOT 100 IRREGULAR TRACT OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 34 MINUTES 57 SECONDS WEST, AND ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST "S" STREET AND THE SOUTH LINE OF LOT 100 IRREGULAR TRACT OF SAID SECTION 21 WHICH IS ALSO PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1286.93 FEET TO THE POINT OF BEGINNING; ALSO KNOWN AS LOTS 105 AND 106, IRREGULAR TRACTS, IN THE WEST HALF OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.

AND,

A PORTION OF THE NORTH HALF OF THE WEST "S" STREET RIGHT-OF-WAY LYING BETWEEN INTERSTATE HIGHWAY 80 AND NORTH CODDINGTON AVENUE, AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., IN THE CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 100, IRREGULAR TRACT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 ALSO KNOWN AS THE NORTH LINE OF WEST "S" STREET; THENCE EAST ALONG THE NORTH LINE OF SAID WEST "S" STREET, A DISTANCE OF 851.79 FEET TO THE INTERSECTION WITH A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE BEARING TO THE LEFT, WHOSE INITIAL TANGENT DEFLECTS 90 DEGREES 00 MINUTES RIGHT, WHOSE CENTRAL ANGLE IS 30 DEGREES 00 MINUTES, WHOSE RADIUS IS 66.00 FEET, AND WHOSE TANGENT LENGTH IS 17.68 FEET, A DISTANCE OF 34.56 FEET TO THE INTERSECTION WITH THE CENTERLINE OF WEST "S" STREET; THENCE WEST ALONG THE CENTERLINE OF WEST "S" STREET, A DISTANCE OF 860.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 80; THENCE NORTH ALONG THE SAID EAST LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.