

LANCASTER COUNTY, NE.

Cam Nalter
REGISTER OF DEEDS

\$10.50

INST. NO 97

DEC 24 2 05 PM '97

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*Please file.
Return documents
to Cheryl Eps -
Law Dept, Civil.*

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**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 Three Hundred and Fifty Dollars (\$350.00) and other good and valuable consideration received from Grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto **LAKESIDE PARTNERS, L.L.C.**, herein called the "Grantee," the following described real property in Lincoln, Lancaster County, Nebraska:

A portion of the north half of the West 'S' Street right-of-way lying west of the west line of North Coddington Avenue and abutting Lot 111, Irregular Tract, 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, as vacated by Ordinance No. 17212, passed by the City Council on July 14, 1997, and more particularly described as follows:

Commencing at the southwest corner of the intersection of West 'S' Street and North Coddington Avenue, said point is located 33.00 feet south of the centerline of West 'S' Street and 30.00 feet west of the centerline of North Coddington Avenue; thence north along a line located 30.00 feet west of and parallel with the centerline of North Coddington Avenue, a distance of 33.00 feet to the Point of Beginning; thence continuing north along the previously described line, a distance of 33.00 feet to the north line of West 'S' Street; thence west along a line located 33.00 feet north of and parallel with the centerline of West 'S' Street, a distance of 108.96 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 left, 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 east along the centerline of West 'S' Street, a distance of 100.12 feet to the Point of Beginning; containing an area of 3,501.22 square feet, more or less.

x

NEBRASKA DOCUMENTARY
STAMP TAX

DEC 24 1997

\$ 2 BY *me*

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 and future electrical power and light, telephone, sanitary sewer, water service, open or underground storm sewer or drainage, 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 so 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.

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

Dated this 5th day of December, 1997.

ATTEST:

CITY OF LINCOLN, NEBRASKA,
a municipal corporation

City Clerk

Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 5th day of December, 1997, by Mike Johanns, Mayor of the City of Lincoln, Nebraska.



Notary Public