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GEORGE E. DYBLENYOZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Capitol Court Company, a Nebraska Partnership, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEEES, does grant, bargain, sell convey and confirm unto:

C C Partners, a Nebraska general partnership

Herein called the GRANTEE whether one or more, the following described real property in DOUGLAS COUNTY, NEBRASKA.

That part of the NW 1/4 of the NW 1/4 of Section 24, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described on Exhibit "A" attached hereto and made a part hereof.

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 GRANTOR 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 easements, restrictions and covenants 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 whomsoever.

EXECUTED THIS 5th day of January, 1996.

Capitol Court Company, a Nebraska general partnership

BY Gary R. Larson
Gary R. Larson, Partner

BY Donald E. Turner
Donald E. Turner, Partner

NEUR DOC STAMP TAX	
Date	1-9-96
\$2415.00	By <u>RD</u>

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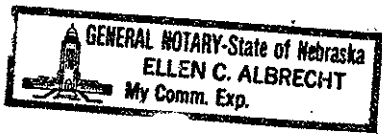
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STATE OF Nebraska)
)ss.
COUNTY OF Douglas)

On this 5th day of January, 1996, before me, the undersigned, a Notary Public, duly commissioned and qualified for in said County, personally came Gary R. Larson and Donald E. Turner, partners of Capitol Court Company, a Nebraska general partnership, known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his or their voluntary act and deed and the voluntary act and deed of said partnership.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.



Ellen C. Albrecht
Notary Public

My commission expires the 11th day of November, 1999.

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

"EXHIBIT A"

That part of the NW 1/4 of the NW 1/4 of Section 24, Township 15 North, Range 12 East of the 6th P. M., Douglas County, Nebraska, more particularly described as follows:

Commencing at a point on the North line of Dodge Street, 653 feet East of the NE corner of 72nd and Dodge Street (said point being 50 feet North and 693 feet East of the SW corner of the NW 1/4 NW 1/4 of said Sec. 24-15-12); thence North along a line parallel to the West line of 69th Street a distance of 330 feet; thence North and parallel to the West line of 69th Street a distance of 170 feet; thence West and parallel to the North line of Dodge Street a distance of 290 feet; thence South and parallel to the West line of 69th Street a distance of 140 feet; thence East and parallel to the North line of Dodge Street a distance of 50 feet; thence South and parallel to the West line of 69th Street a distance of 30 feet; thence East and parallel to the North line of Dodge Street a distance of 240 feet to the point of beginning together with the west 5.00 adjoining subject property as contained in Quitclaim Deed filed March 24, 1983 in Book 1701 at Page 537, Deed Records, Douglas County, Nebraska.

Together with an easement for ingress and egress over a strip of property 30 feet in width abutting on the South of the East 240 feet of the above described property and which is described as follows:

Beginning at a point on the East line of 72nd Street which 317 feet North of the Northeast corner of 72nd & Dodge Streets (said point being 40 feet East and 350 feet North of the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 24) thence East on a line parallel with the North line of Dodge Street, 653 feet, thence North on a line parallel to the East line of 72nd Street, 30 feet, thence West on a line parallel to the North line of Dodge Street 653 feet to a point on the East line of 72nd Street which is 30 feet North of the place of beginning, thence South along the East line of 72nd Street, 30 feet to the place of beginning.

Together with a nonexclusive easement for ingress and egress over a strip of land 30 feet in width abutting on the South of the West 413 feet of above described property which is described as follows:

Commencing at a point 40 ft. East and 410 Ft. North of the southwest corner of said NW 1/4 of the NW 1/4 of said Section 24; thence East on a line parallel to the North line of Dodge St. a distance of 413 ft; thence South on a line parallel to the East line of 72nd Street for a distance of 30ft; thence West on a line parallel to the North line of Dodge St. a distance of 413 ft; thence North on a line parallel to the East line of 72nd St. a distance of 30 ft. to the place of beginning. Such easement shall permit use of said strip for ingress and egress of pedestrian and vehicular traffic, it being understood, however, that said 30 foot strip shall at all times be kept open and free for the movement of traffic, and that no vehicles will, at any time, be parked thereon.

Together with a non-exclusive easement for ingress and egress over, upon and through the following described property to-wit:

Commencing at the Northeast corner of the property first above described herein; thence East and parallel to the North line of Dodge Street a distance of 10 feet; thence South and parallel to the West line of 69th Street a distance of 170 feet; thence West and parallel to the North line of Dodge Street a distance of 10 feet; thence North 170 feet to the point of beginning.

Together with a nonexclusive easement for ingress and egress over a strip of land thirty (30) feet in width north of and abutting a tract of land leased to Mid-Dodge Corporation and over a strip of land 45 feet in width east of and abutting said tract of land leased to Mid-Dodge Corporation, and including a 30 by 45 foot tract of land contiguous to the aforesaid strips; said tract being leased to Mid-Dodge Corporation being described as follows, to-wit:

That part of the Northwest Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-Four (24), in Township Fifteen (15), North, Range Twelve (12), East of Sixth (6th) P.M., described as follows:

Beginning at a point on the North line of Dodge Street 653 feet East of the Northeast corner of 72nd and Dodge Street (said point being 50 feet North and 693 feet East of the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 24, Township 15 North, Range 12; thence East along the North line of Dodge Street 206.0 feet; thence North along a line parallel to the West line of 69th Street 300 feet (said 69th Street being shown on the survey plat of Rohrbough Engineering Co., dated June 22, 1952, as a 60-foot street); thence West along a line parallel to the North line of Dodge Street 206 feet; thence South along a line parallel to the West line of 69th Street 300 feet to the Point of Beginning.