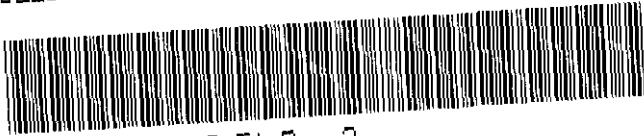




DEED

2007123164



NOV 01 2007 13:51 P 3

Doc
Tax
11-1-07
Date
EXZ
by LV

Deed
FEE 15.50 FB 55-42700
3/ BKP G/O COMP
DEL SCAN PV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/1/2007 13:51:59.07



2007123164

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PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: next pg

Check Number

**INDIVIDUAL WARRANTY DEED
PUBLIC PURPOSES**

When recorded return to:
City of Omaha, Nebraska
Public Works Department
Design Division
R-O-W Section

FOR OFFICE USE ONLY	
Project:	63rd & Center
City Proj. No.:	OPW 51235
Tract No.:	
Address:	6217 Center Street Omaha, Nebraska 68106

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 24th day of JULY, 2007 between **Phillip G. Ruffin**, herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of Sixteen thousand six hundred eighty dollars (\$16,680.00) 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

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said GRANTOR herein, of, in, or to the same, or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto said CITY and its successors and assigns forever for public purposes, and we, the said parties of the first part, GRANTOR herein, for ourselves and our heirs, executors, and administrators, do covenant with CITY and with its successors and assigns that we are lawfully seized of said premises, that they are free from encumbrance, except those now of record; that we have good right and lawful authority to sell the same, and that we will and our heirs, executors, and administrators shall warrant and defend the same unto CITY and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 24th day of JULY, 2007



Phillip G. Ruffin

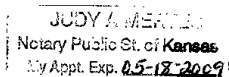
ACKNOWLEDGMENT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

On this 24th day of July, 2007, before me, a Notary Public, in and for said County, personally came the above named, **Phillip G. Ruffin**, who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her, or their voluntary act and deed for the purpose therein stated.

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

Notary Seal:


NOTARY PUBLIC

Project No. EGA061123

Exhibit "A"

Date: 1-30-07

DESCRIPTION & SKETCH

LEGAL DESCRIPTION: RIGHT-OF-WAY ACQUISITION

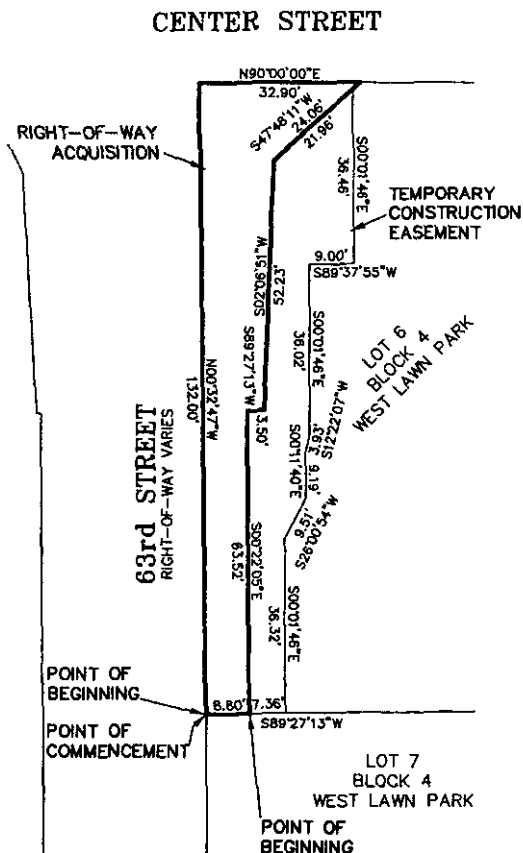
A PORTION OF LOT 6, BLOCK 4, WEST LAWN PARK, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00°32'47" WEST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 132.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 32.90 FEET; THENCE SOUTH 47°48'11" WEST, A DISTANCE OF 24.06 FEET; THENCE SOUTH 02°06'51" WEST, A DISTANCE OF 52.23 FEET; THENCE SOUTH 89°27'13" WEST, A DISTANCE OF 3.50 FEET; THENCE SOUTH 00°22'05" EAST, A DISTANCE OF 63.52 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 6; THENCE SOUTH 89°27'13" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 8.80 FEET TO THE POINT OF BEGINNING. CONTAINING 1668 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF LOT 6, BLOCK 4, WEST LAWN PARK, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°27'13" EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 8.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°22'05" WEST, A DISTANCE OF 63.52 FEET; THENCE NORTH 89°27'13" EAST, A DISTANCE OF 3.50 FEET; THENCE NORTH 02°06'51" EAST, A DISTANCE OF 52.23 FEET; THENCE NORTH 47°48'11" EAST, A DISTANCE OF 21.96 FEET; THENCE SOUTH 00°01'46" EAST, A DISTANCE OF 36.46 FEET; THENCE SOUTH 89°37'55" WEST, A DISTANCE OF 9.00 FEET; THENCE SOUTH 00°01'46" EAST, A DISTANCE OF 36.02 FEET; THENCE SOUTH 12°22'07" WEST, A DISTANCE OF 3.92 FEET; THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 9.19 FEET; THENCE SOUTH 26°00'54" WEST, A DISTANCE OF 9.51 FEET; THENCE SOUTH 00°01'46" EAST, A DISTANCE OF 36.32 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 6; THENCE SOUTH 89°27'13" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 7.36 FEET TO THE POINT OF BEGINNING. CONTAINING 1327 SQUARE FEET, MORE OR LESS.



**EHRHART
GRIFFIN &
ASSOCIATES**

ENGINEERING

PLANNING

LAND SURVEYING

3552 Farnam Street • Omaha, Nebraska 68131 • 402 / 551-0631