

18069

WARRANTY DEED

32

KNOW ALL MEN BY THESE PRESENTS, that THE CITY OF LINCOLN, NEBRASKA, a municipal corporation, organized and existing under and by virtue of the laws of the State of Nebraska and its home rule charter, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received, does grant, bargain, sell, convey, and confirm unto UNIVERSITY OF NEBRASKA FOUNDATION, a Nebraska nonprofit corporation, herein called the Grantee whether one or more, the following described real property in Lancaster County, Nebraska:

Outlot "S", Block 6, Highlands Coalition, an Addition to the City of Lincoln, Lancaster County, Nebraska.

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 subject, however, to the following exceptions and reservations:

A. The City 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 successor and assigns, all existing and recorded easements for and rights of access to any and all existing electrical power and light, sanitary sewer, gas, telephone, water service, open or underground storm sewage and drainage services and utilities, public or private, in, through, over, upon, or under the above described real property, regardless of whether such utility easements were conveyed directly to the City, to former Sanitary and Improvement District No. 7 of Lancaster County, Nebraska, to any other public entity, or to any utility operating by virtue of a franchise granted by the City. This exception and reservation includes, but is 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 the affected utility operations from agreeing to bear any or all of the foregoing expense.

B. The City excepts and reserves in perpetuity to itself an easement and the right of public access to construct, reconstruct, operate, maintain, repair, replace, and remove a bikeway and pedestrian easement and appurtenances thereto in, through, over, upon, and under the following described real property:

All that portion of Outlot "S", Block 6, Highlands Coalition, lying within 16.0 feet east of the west line thereof; containing an area of 12,309.01 square feet, more or less.

AND ALSO:

A strip of land 16.0 feet in width through a portion of Outlot "S", Block 6, Highlands Coalition, whose centerline is more particularly described as follows:

NEBRASKA DOCUMENTARY
STAMP TAX

APR 14 1994

\$ 12 BY [Signature]

2

Commencing at the southeast corner of said Outlot "S"; thence west along the south line of said Outlot "S", a distance of 10.1 feet to the point of beginning; thence northeasterly along a line located 8.0 feet northwesterly of and parallel with the southeasterly line of said Outlot "S", a distance of 384.81 feet to the point of tangency with a circular curve; thence northwesterly along the arc of said circular curve bearing to the left, whose central angle is 90 degrees 02 minutes 31 seconds, whose radius is 74.36 feet, and whose tangent length is 74.41 feet, a distance of 116.85 feet to the point of tangency with a straight line; thence continuing northwesterly along the said straight line, a distance of 45.5 feet to the point of tangency with a circular curve; thence northeasterly along the arc of said circular curve bearing to the right, whose central angle is 90 degrees 00 minutes, whose radius is 75.0 feet, and whose tangent length is 75.0 feet, a distance of 117.81 feet to the point of tangency with a straight line; thence continuing northeasterly along the said straight line located 8.0 feet northwesterly of and parallel with the easterly line of said Outlot "S", a distance of 350.75 feet to a point located 8.0 feet southwesterly of the westerly line of Northwest 1st Street; thence northwesterly along a line located 8.0 feet westerly of and parallel with the westerly line of Northwest 1st Street, a distance of 955.05 feet to a point terminating on the southerly line of Highlands Boulevard; containing an area of 31,591.63 square feet, more or less.

The City, for itself and its successors; does hereby covenant with the Grantee and with Grantee's heirs and assigns that City is lawfully seized of said premises; that they are free from encumbrance, except for easements and restrictions of records and as excepted and reserved above, and that City has good, right, and lawful authority to convey the same; and that City warrants and will defend the title to said premises against the lawful claims of all persons whosoever.

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

Dated this 14 day of April, 1994.

ATTEST:

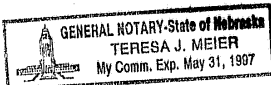
CITY OF LINCOLN, NEBRASKA,
a municipal corporation

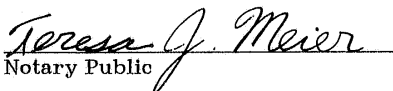

City Clerk


Mayor

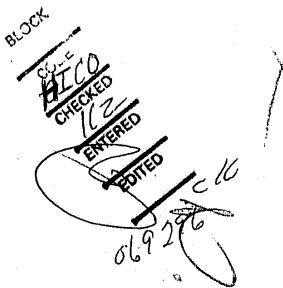
STATE OF NEBRASKA)
) ss:
COUNTY OF LANCASTER)

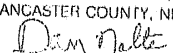
The foregoing instrument was acknowledged before me this 14th day of April, 1994 by Mike Johanns, Mayor of the City of Lincoln, Nebraska.




Notary Public

DP-S-113

BLOCK


LANCASTER COUNTY, NEB

REGISTER OF DEEDS

APR 14 4 48 PM '94

INST. NO. 94— 1806S

\$10.50

SP

18064

WARRANTY DEED

33

KNOW ALL MEN BY THESE PRESENTS, that THE CITY OF LINCOLN, NEBRASKA, a municipal corporation, organized and existing under and by virtue of the laws of the State of Nebraska and its home rule charter, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received, does grant, bargain, sell, convey, and confirm unto UNIVERSITY OF NEBRASKA FOUNDATION, a Nebraska nonprofit corporation, herein called the Grantee whether one or more, the following described real property in Lancaster County, Nebraska:

Outlot "S", Block 6, Highlands Coalition, an Addition to the City of Lincoln, Lancaster County, Nebraska.

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 subject, however, to the following exceptions and reservations:

A. The City 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 successor and assigns, all existing and recorded easements for and rights of access to any and all existing electrical power and light, sanitary sewer, gas, telephone, water service, open or underground storm sewage and drainage services and utilities, public or private, in, through, over, upon, or under the above described real property, regardless of whether such utility easements were conveyed directly to the City, to former Sanitary and Improvement District No. 7 of Lancaster County, Nebraska, to any other public entity, or to any utility operating by virtue of a franchise granted by the City. This exception and reservation includes, but is 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 the affected utility operations from agreeing to bear any or all of the foregoing expense.

B. The City excepts and reserves in perpetuity to itself an easement and the right of public access to construct, reconstruct, operate, maintain, repair, replace, and remove a bikeway and pedestrian easement and appurtenances thereto in, through, over, upon, and under the following described real property:

All that portion of Outlot "S", Block 6, Highlands Coalition, lying within 16.0 feet east of the west line thereof; containing an area of 12,309.01 square feet, more or less.

AND ALSO:

A strip of land 16.0 feet in width through a portion of Outlot "S", Block 6, Highlands Coalition, whose centerline is more particularly described as follows:

NEBRASKA DOCUMENTARY
STAMP TAX

APR 14 1994

12 BY CO

2

Commencing at the southeast corner of said Outlot "S"; thence west along the south line of said Outlot "S", a distance of 10.1 feet to the point of beginning; thence northeasterly along a line located 8.0 feet northwesterly of and parallel with the southeasterly line of said Outlot "S", a distance of 384.81 feet to the point of tangency with a circular curve; thence northwesterly along the arc of said circular curve bearing to the left, whose central angle is 90 degrees 02 minutes 31 seconds, whose radius is 74.36 feet, and whose tangent length is 74.41 feet, a distance of 116.85 feet to the point of tangency with a straight line; thence continuing northwesterly along the said straight line, a distance of 45.5 feet to the point of tangency with a circular curve; thence northeasterly along the arc of said circular curve bearing to the right, whose central angle is 90 degrees 00 minutes, whose radius is 75.0 feet, and whose tangent length is 75.0 feet, a distance of 117.81 feet to the point of tangency with a straight line; thence continuing northeasterly along the said straight line located 8.0 feet northwesterly of and parallel with the easterly line of said Outlot "S", a distance of 350.75 feet to a point located 8.0 feet southwesterly of the westerly line of Northwest 1st Street; thence northwesterly along a line located 8.0 feet westerly of and parallel with the westerly line of Northwest 1st Street, a distance of 955.05 feet to a point terminating on the southerly line of Highlands Boulevard; containing an area of 31,591.63 square feet, more or less.

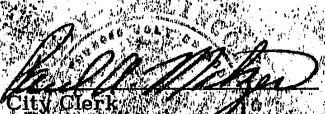
The City, for itself and its successors, does hereby covenant with the Grantee and with Grantee's heirs and assigns that City is lawfully seized of said premises; that they are free from encumbrance, except for easements and restrictions of records and as excepted and reserved above, and that City has good, right, and lawful authority to convey the same; and that City warrants and will defend the title to said premises against the lawful claims of all persons whosever.

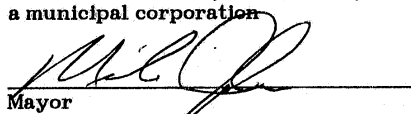
In witness whereof, City has hereunto caused its corporate seal to be affixed and these presents signed by its Mayor.

Dated this 14 day of April, 1994.

ATTEST:

CITY OF LINCOLN, NEBRASKA,
a municipal corporation

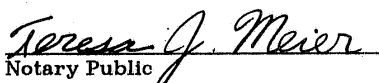

City Clerk


Mayor

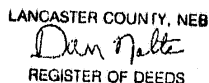
STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss:

The foregoing instrument was acknowledged before me this 14th day of April, 1994 by Mike Johanns, Mayor of the City of Lincoln, Nebraska.

GENERAL NOTARY-State of Nebraska
TERESA J. MEIER
My Comm. Exp. May 31, 1997


Notary Public

BLOCK
FILE
CHECKED
ENTERED
INDEXED
069270

LANCASTER COUNTY, NEB

REGISTER OF DEEDS

APR 14 4 48 PM '94

INST. NO. 94- 1806S

\$10.50

ST