

NEBRASKA DOCUMENTARY  
STAMP TAX

7647  
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FEB 26 92

Exempt BY CO

North 27th St. Wid., M-5231(6)  
Tract 25

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I or We, KING FAMILY TRUST, herein called the "Grantor", whether one or more, in consideration of NINE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$9,850.00), received from Grantee, do hereby, grant, bargain, sell, convey and confirm unto CITY OF LINCOLN, NEBRASKA, a municipal corporation, herein called the "Grantee", whether one or more, the following described real property in Lancaster County, Nebraska:

Area of Taking (T-25A):

A portion of Lot 30, Irregular Tract located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M., in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the southwest corner of the said Northwest Quarter of Section 6; thence east along the south line of the said Northwest Quarter of Section 6, a distance of 33.0 feet; thence north along a line located 33.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 16.5 feet to the Point of Beginning; thence continuing north along the previously described line a distance of 100 feet; thence east along a line which deflects 90 degrees 00 minutes right, a distance of 7.0 feet; thence north along a line located 40.0 feet east of and parallel with the west line of the said NW 1/4 of Section 6, a distance of 600.78 feet to the south line of Lot 13, Irregular Tract located in said Northwest Quarter of Section 6; thence east along the south line of said Lot 13, a distance of 42.0 feet; thence south along a line located 82.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 94.88 feet; thence southeasterly along a line which deflects 50 degrees 20 minutes 44 seconds left, a distance of 75.34 feet; thence south along a line located 140.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 68.0 feet; thence southwesterly along a line which deflects 68 degrees 42 minutes 40 seconds right, a distance of 42.92 feet; thence south along a line located 100.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 17.0 feet; thence west along a line perpendicular to the west line of the said Northwest Quarter of Section 6, a distance of 35.0 feet; thence southwesterly along a line which deflects 45 degrees 00 minutes left, a distance of 21.21 feet; thence south along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 425.38 feet; thence west along a line perpendicular to the west line of the said Northwest Quarter of Section 6 a distance of 17 feet to the Point of Beginning, containing an area of 21,566.60 square feet more or less.

Controlled Access (T25-A):

There will be no ingress and/or egress to 27th Street from Lot 30, Irregular Tract located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M. in the City of Lincoln, Lancaster County, Nebraska, along a line more particularly described as follows:

Beginning at a point on the south line of said Lot 30 located 50.0 feet east of the west line of the said NW 1/4 of Section 6; thence north along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 425.38 feet; thence northeasterly along a line which deflects 45 degrees 00 minutes right, a distance of 21.21 feet; thence east

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along a line perpendicular to the west line of the said Northwest Quarter of Section 6, a distance of 35.0 feet to the point of termination of this portion of the controlled access. And Also:

Commencing at the previously described point of termination; thence north along a line located 100.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 66.0 feet to the Point of Beginning; thence west along a line perpendicular to the west line of the said Northwest Quarter of Section 6, a distance of 35.0 feet; thence northwesterly along a line which deflects 45 degrees 00 minutes right, a distance of 21.21 feet; thence north along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 162.71 feet to a point terminating on the south line of Lot 13, Irregular Tract in the said Northwest Quarter of Section 6.

Area of Taking (T-25B):

A portion of Lot 30, Irregular Tract located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M., in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at a point on the north line of Lot 13, Irregular Tract in the said Northwest Quarter of Section 6, located 45.0 feet east of the west line of the said Northwest Quarter of Section 6; thence east along the north line of said Lot 13, a distance of 5.0 feet; thence north along a line located 50.0 feet east of the west line of the said Northwest Quarter of Section 6, a distance of 417.30 feet to the south line of Lot 34, Irregular Tract in the said Northwest Quarter of Section 6; thence west along the south line of said Lot 34, a distance of 5.0 feet; thence south along a line located 45.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 417.30 feet to the Point of Beginning; containing an area of 2,086.5 square feet more or less.

Controlled Access (T-25B):

There will be no ingress and/or egress to 27th Street over the west line of that portion of Lot 30, Irregular Tract located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M. in the City of Lincoln, Lancaster County, Nebraska, lying between Lot 13 and Lot 34, both Irregular Tracts located in the said Northwest Quarter of Section 6.

Area of Taking (T-25C):

A portion of Lot 30, Irregular Tract located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M., in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at a point on the north line of said Lot 30 located 50.0 feet east of the west line of the said NW 1/4 of Section 6; thence east along the north line of said Lot 30, a distance of 33.0 feet; thence south along a line located 83.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 438.54 feet; thence southeasterly along a line which deflects 35 degrees 05 minutes 58 seconds left, a distance of 107.84 feet; thence south along a line located 145.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 60.0 feet to the north line of Lot 34, Irregular Tract in the said Northwest Quarter of Section 6; thence west along the north line of said Lot 34, a distance of 95.0 feet; thence north along a line located 50 feet east of and parallel with the

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west line of the said Northwest Quarter of Section 6, a distance of 586.87 feet to the point of beginning; containing an area of 25,821.22 square feet more or less.

Controlled Access (T-25C):

There will be no ingress and/or egress to 27th Street from Lot 30, Irregular Tract located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M. in the City of Lincoln, Lancaster County, Nebraska, along a line more particularly described as follows:

Beginning at a point on the north line of said Lot 30 located 50.0 feet east of the west line of the said NW 1/4 of Section 6; thence south along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 552.65 feet; thence southeasterly along a line which deflects 45 degrees 00 minutes left, a distance of 21.21 feet; thence east along a line perpendicular to the west line of the said Northwest Quarter of Section 6, a distance of 35.0 feet to the point of termination.

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 the Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seised of said premises; that they are free from encumbrances, except easements and restrictions 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.

Dated this 31st day of January, 19 92.

KING FAMILY TRUST

By: Lorene M. King  
Trustee

STATE OF Nebraska )  
  ) ss:  
COUNTY OF Lancaster )

On January 31, 19 92, before me, the undersigned a Notary Public duly commissioned for and qualified in said County, personally came Lorene M. King, to me known to be the identical person(s), whose name(s) is (are) affixed to the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

*[Handwritten Signature]*  
NOTARIAL PUBLIC  
State of Nebraska  
JoANN MAYHUGH  
My Comm. Exp. Sept. 18, 1994

My Commission Expires: 9/18/94

*[Handwritten marks]*

2792

LANCASTER COUNTY, NEB  
Dan Ralte  
REGISTER OF DEEDS

\$15.50

FEB 26 4 37 PM '92

INST. NO. 92 7647

Return Michelle  
Real Est. 4976  
Ck. 45494  
CITY 32