

F-521 (4)

AFE: R-389

Tract 97

Warranty Deed

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KNOW ALL MEN BY THESE PRESENTS:

THAT We, Arthur R. Bailey and Charlotte J. Bailey, Husband and Wife,
Joint Tenants, each as his or her own interest may appear.

of the County of *Douglas* and State of *Nebraska* for and in consideration of the sum of -One Thousand Eight Hundred Seventy-Two and 00/100-(\$1,872.00)- DOLLARS in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA the following described real estate situated in Douglas County, and State of Nebraska, to-wit:

A tract of land located in the southerly Part of Lot 55, Keystone Park Addition to the City of Omaha, located in the Northwest Quarter of Section 11, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the Southwest Corner of said Lot 55; thence easterly on the South Line of said Lot 55 a distance of 277.7 feet; thence northerly on a line 277.7 feet easterly from and parallel to the West Line of said Lot 55 a distance of 33.0 feet to the point of beginning, said point being at the intersection of the northerly Existing Highway Right of Way Line and the westerly Property Line; thence continuing northerly on the last described course produced and on said westerly Property Line a distance of 12.0 feet; thence easterly on a line 45.0 feet northerly from and parallel to said South Line a distance of 156.0 feet to a point on the easterly Property Line; thence southerly on a line 433.7 feet easterly from and parallel to said West Line and on said easterly Property Line a distance of 12.0 feet to a point on said Existing Highway Right of Way Line; thence westerly on a line 33.0 feet northerly from and parallel to said South Line and on said Existing Highway Right of Way Line a distance of 156.0 feet to the point of beginning, containing 1,872 square feet, more or less, being the area hereby secured.

There will be no ingress or egress over the following described controlled access lines located in Part of Lot 55, Keystone, Park Addition to the City of Omaha, located in the Northwest Quarter of Section 11, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the Southwest Corner of said Lot 55; thence easterly on the South Line of said Lot 55 a distance of 277.7 feet; thence northerly on a line 277.7 feet easterly from and parallel to the West Line of said Lot 55 a distance of 45.0 feet to a point on the northerly Highway Right of Way Line; thence easterly on a line 45.0 feet northerly from and parallel to said South Line and on said Highway Right of Way Line a distance of 20.0 feet to the point of beginning of said controlled access line; thence continuing easterly on the last described course produced and on said Highway Right of Way Line a distance of 84.6 feet to the point of termination of said controlled access line, except ingress and egress will be permitted over one nonrestricted drive as to use, not to exceed 30 feet in width, the centerline of which is located 327.3 feet easterly from said West Line as measured along the centerline of the highway.

Also, referring to the Southwest Corner of said Lot 55; thence easterly on the South Line of said Lot 55; a distance of 433.7 feet; thence northerly on a line 433.7 feet easterly from and parallel to said West Line a distance of 45.0 feet to the point of beginning of said controlled access line, said point being at the intersection of the easterly Property Line and the northerly Highway Right of Way Line; thence westerly on a line 45.0 feet northerly from and parallel to said South Line and on said Highway Right of Way Line a distance of 11.4 feet to the point of termination of said controlled access line. Ingress or egress will be permitted over one nonrestricted drive as to use, not to exceed 20 feet in width, the centerline of which is located 412.3 feet easterly from said West Line as measured along the centerline of the highway.

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When the property served by the above described drives ceases to be used for Florist Shop and Nursery purposes or is sold for other commercial purposes, the above described drives shall be void and the following described drives will be permitted for serving the above described property.

Two nonrestricted drives as to use, not to exceed 40 feet in width, the centerlines of which are located 277.7 feet and 402.3 feet easterly from the West Line of said Lot 55 as measured along the centerline of the highway.

TO HAVE AND TO HOLD the premises above described, together with all the tenements, Hereditaments and Appurtenances thereunto belonging, unto the said The State of Nebraska and to its successors and assigns forever.

And we do hereby covenant with the said Grantee and with its successors and assigns that we are lawfully seized of said premises; that they are free from encumbrance, that we have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said Arthur R. Bailey and Charlotte J. Bailey hereby relinquishes all their rights of every name and kind in and to the above described premises.

Signed this 9th day of April, A.D. 1969

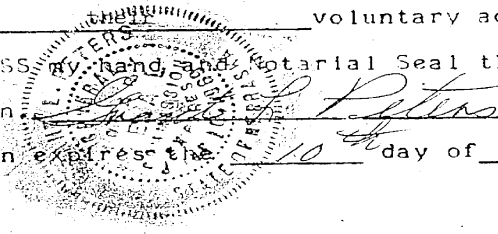
In Presence of Grant L. Peters

X Arthur R. Bailey
X Charlotte J. Bailey

STATE OF Nebraska)
Douglas County) ss.

On this 9th day of April, A.D. 1969, before me, the undersigned Grant L. Peters a Notary Public, duly commissioned and qualified for and residing in said county, personally came Arthur R. Bailey and Charlotte J. Bailey, Husband and Wife to me known to be the identical person and acknowledged the same to be voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written. Grant L. Peters Notary Public
My Commission expires the 10th day of June, 1969.



20. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA, 2 DAY OF July 1969, 10:31 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS H. 75