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GEORGE J. ...  
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2031 598 DEED



05358 96 598-601

When recorded, please return to:  
Mark Larson  
Public Works Dept.  
ROW Section, Suite 604  
Omaha/Douglas Civic Center  
1819 Farnam Street  
Omaha, Nebraska 68183

NEBR DOC STAMP TAX	
286	Date 5-6-96
\$24	By AD

Project No.: S.P. 87-16  
Tract No: 8

### WARRANTY DEED - CORPORATION - PUBLIC PURPOSES

**KNOW ALL MEN BY THESE PRESENTS:**

THIS DEED, made this 17<sup>th</sup> day of November, 1995, A.D., between **Pentzien, Inc.**, a corporation organized and existing under and by virtue of the Laws of the State of Nebraska, party of the first part, and the **CITY OF OMAHA, NEBRASKA**, a Municipal Corporation organized and existing under and by virtue of the Laws of the State of Nebraska.

WITNESSETH: that said party of the first part, whether one or more, for and in consideration of the sum of Eight Hundred Sixty-eight and No/100 dollars (\$868.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the **CITY OF OMAHA, NEBRASKA**, the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

A triangular shaped parcel of land located in the West 200 feet, except the North 17 feet thereof, of Lot 10, Block 5, Lawnfield, an Addition to the City of Omaha, Douglas County, Nebraska, and more particularly described as follows:

Commencing at the original Northwest corner of said Lot 10, Block 5, Lawnfield Addition; thence South a distance of 17.0 feet to the new Northwest corner of Lot 10, with said point being the intersection of the South ROW line of Grover Street and the East ROW line of 70th Street, and which point is also point of beginning; thence South 90°00'00" East along said South ROW line of Grover Street for a distance of 31.0 feet; thence South 62°42'02" West for a distance of 34.89 feet; thence North 00°00'00" East along said East ROW line of 70th Street for a distance of 16.0 feet to point of beginning.

TO HAVE AND TO HOLD the above described premises, together with all the tenements, hereditaments, and appurtenances thereunto belonging, unto said **CITY OF OMAHA, NEBRASKA** and its successors and assigns forever;

And the said party of the first for itself and its successors, does hereby covenant and agree to and with the said **CITY OF OMAHA, NEBRASKA**, and its successors and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises, that it has good right and lawful authority to convey the same; that they are free from encumbrance; and party of the first part does hereby covenant for itself and its successors to warrant and defend the said premises against the lawful claims of all persons whomsoever.

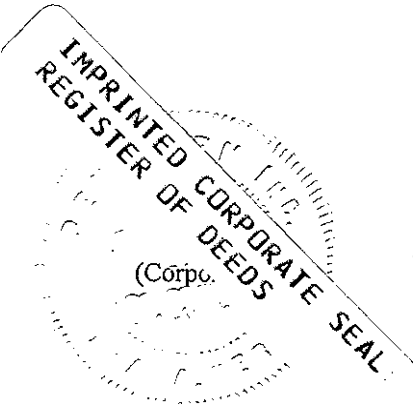
05358 55-22020  
 20-60 R32-292  
 DEL. C/O N  
 LEGAL PG598 SCAN ON TV

IN WITNESS WHEREOF, the said party of the first part has hereunto (caused its Corporate Seal to be affixed) (the said Corporation has no Corporate Seal) and these presents to be signed by its respective officers this 17<sup>th</sup> day of November, 19 95.

Pentzien, Inc.  
(Name of Corporation)

Roger L. Pentzien, President  
(Name and Title)

ATTEST:  
Daniel J. Duffy, Secretary  
(Name and Title)



CORPORATE ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF Douglas ) SS

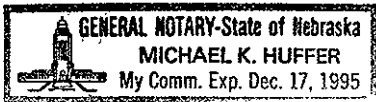
On this 17<sup>th</sup> day of November, 19 95, before me, a Notary Public in and for said County, personally came Roger L. Pentzien,  
President (Name)  
(Title)

of Pentzien, Inc. (Name of Corporation)

a Nebraska Corporation, and, Daniel J. Duffy,  
(State) (Name)  
Secretary of said Corporation, to me personally known to be the  
(Title)  
President & Secretary (Titles of Officers)

respectively of said corporation and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.

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



Michael K. Huffer  
(Notary Public)

My Commission expires December 17, 1995

# Exhibit "A"

**Owner's Legal Description**

The West 200 feet, except the North 17 feet thereof, in Lot 10, Block 5, Lawnfield, and Addition to the City of Omaha, Douglas County, Nebraska.

**Land Acquisition Legal Description**

Commencing at the original Northwest corner of said Lot 10, Block 5, Lawnfield Addition; thence South a distance of 17.0 feet to the new Northwest corner of Lot 10, with said point being the intersection of the South ROW line of Grover Street and the East ROW line of 70th Street, and which point is also point of beginning; thence South 90°00'00" East along said South ROW line of Grover Street for a distance of 31.0 feet; thence South 62°42'02" West for a distance of 34.89 ± feet; thence North 00°00'00" East along said East ROW line of 70th Street for a distance of 16.0 feet, to point of beginning.

**Permanent Easement Legal Description**

Commencing at the original Northwest corner of said Lot 10, Block 5, Lawnfield Addition; thence South a distance of 17.0 feet to the new Northwest corner of Lot 10, with said point being the intersection of the South ROW line of Grover Street and the East ROW line of 70th Street; thence South 90°00'00" East along said South ROW line of Grover Street for a distance of 31.0 feet to the point of beginning; thence continuing South 90°00'00" East along said South ROW line of Grover Street for a distance of 24.0 feet; thence South 00°00'00" East along a line parallel with the East lot line of said Lot 10 for a distance of 7.0 feet; thence South 90°00'00" West along a line parallel with the South ROW line of Grover Street for a distance of 37.56 feet; thence North 62°42'02" East for a distance of 15.26 feet to point of beginning.

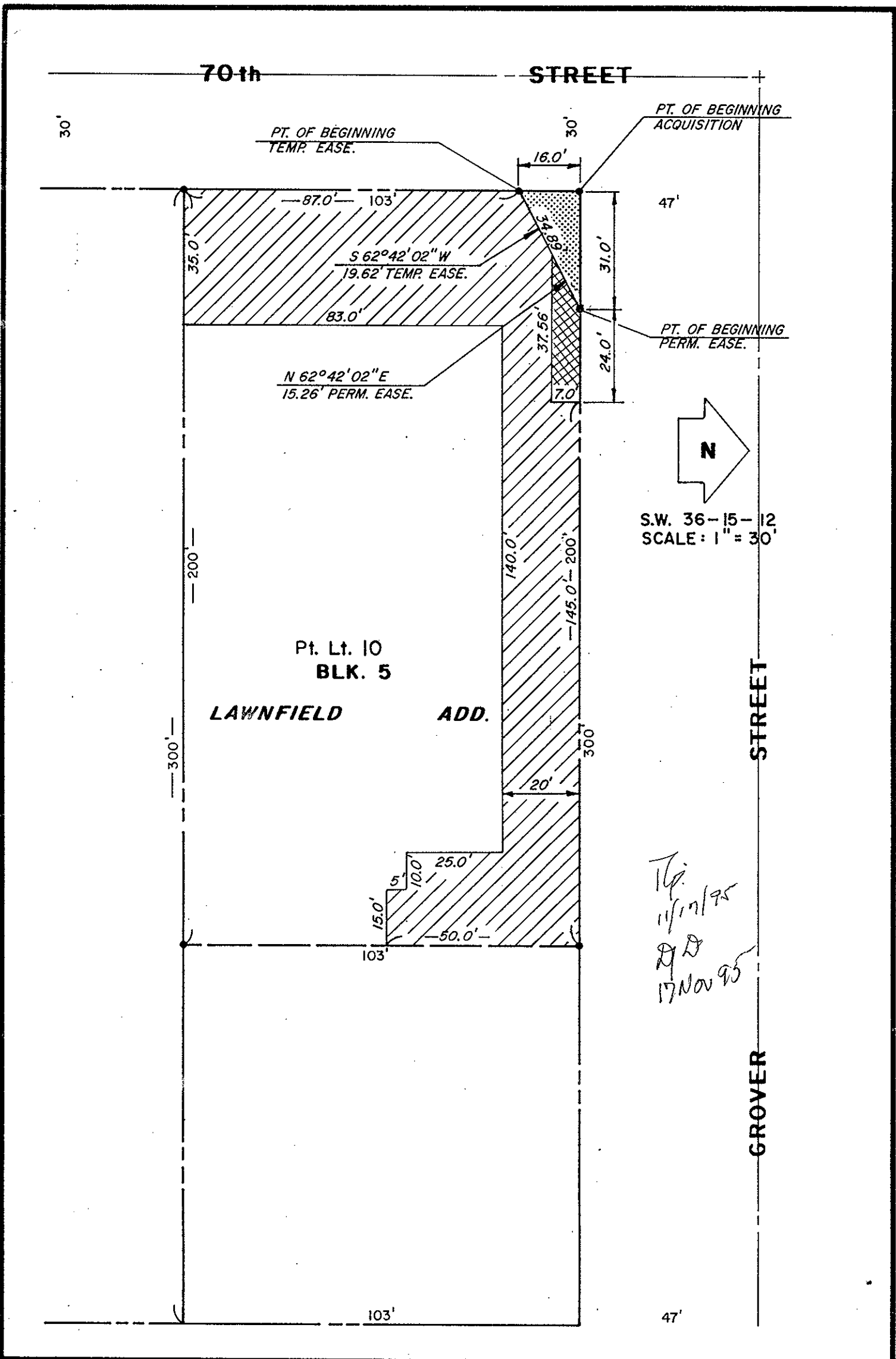
**Temporary Easement Legal Description**

Commencing at the original Northwest corner of said Lot 10, Block 5, Lawnfield Addition; thence South 00°00'00" East along the East ROW line of 70th Street for a distance of 33.0 feet and to point of beginning; thence continuing South 00°00'00" East along said East ROW line of 70th Street for a distance of 87.0 feet; thence South 90°00'00" East for a distance of 35.0 feet; thence North 00°00'00" East for a distance of 83.0 feet; thence South 90°00'00" East for a distance of 140.0 feet; thence South 00°00'00" East for a distance of 25.0 feet; thence South 90°00'00" East for a distance of 10.0 feet; thence South 00°00'00" East for a distance of 5.0 feet; thence South 90°00'00" East for a distance of 15.0 feet; thence North 00°00'00" East for a distance of 50.0 feet; thence South 90°00'00" West along the South ROW line of Grover Street for a distance of 145.0 feet; thence South 00°00'00" East for a distance of 7.0 feet; thence South 90°00'00" West for a distance of 37.56 feet; thence South 62°42'02" West for a distance of 19.62 feet to point of beginning.

*Handwritten:*  
 T.P.  
 11/17/95  
 D.D.  
 17 Nov 95

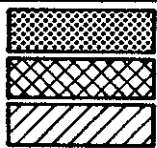
## CITY OF OMAHA Public Works Department

<b>Owner(s)</b> PENTZIEN, INC. <b>Address</b> 6969 Grover Street Omaha, NE 68106	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"></td> <td style="width: 65%;">Land Acquisition _____</td> <td style="width: 20%; text-align: right;">248 S.F.</td> </tr> <tr> <td></td> <td>Permanent Easement _____</td> <td style="text-align: right;">215 S.F.</td> </tr> <tr> <td></td> <td>Temporary Easement _____</td> <td style="text-align: right;">7,145 S.F.</td> </tr> </table>		Land Acquisition _____	248 S.F.		Permanent Easement _____	215 S.F.		Temporary Easement _____	7,145 S.F.
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<b>Project No.</b> S.P. 87-16	<b>Date Prepared:</b> 01/18/95									
<b>Tract No.</b> 8	<b>Revision Date(s):</b> 2/15/95; 8/17/95; 8/17/95 <span style="float: right;">Page 1 of 2</span>									



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11/17/95  
D.D.  
17 Nov 95*

CITY OF OMAHA - PUBLIC WORKS DEPARTMENT



LAND ACQUISITION	248	S.F.
PERMANENT EASEMENT	215	S.F.
TEMPORARY EASEMENT	7,145	S.F.

PROJECT NO. S.R. 87-16  
TRACT NO. 8