



BK 2229 PG 162-164



DEED 2002 17907

Nebr Doc
Stamp Tax
12/13/02
Date
\$ 4.02
By Dew

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 DEC 13 PM 12:26

RECEIVED

**CORPORATE SPECIAL WARRANTY DEED
PUBLIC PURPOSES**

When recorded return to:
City of Omaha, Nebraska

Public Works Department
Design Division
R-O-W Section
(Mark Larson, R/W Agent)

Deed
3/1

53-04426
FEE 1.50 FB
BKP C/O Y COMP MB
DEL SCAN R FV

FOR OFFICE USE ONLY
Project: West Dodge Road widening, 84th
St. to Regency Pkwy
S.P. 98-16
City Proj. No.:
Tract No.: 35
Address: 8990 West Dodge Rd.,
Omaha, Nebraska

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 8th day of April, 2002, AD, between **American National Corporation, a Nebraska Corporation**, and herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of Fifty-four thousand, eight hundred and 00/100 dollars (\$54,800.00) 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"—RIGHT-OF-WAY ACQUISITION LEGAL DESCRIPTION

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

And the said GRANTOR, for itself and its successors, does hereby covenant and agree to and with the said CITY, 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 GRANTOR.

except easements, restrictions and conditions of record

IN WITNESS WHEREOF, the said GRANTOR 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 8th day of April, 2002.

American National Corporation, a Nebraska Corporation
(Name of Corporation)

PRESIDENT or AUTHORIZED OFFICER

ATTEST:

[Signature]
(Name and Title)

(Name and Title)

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

(Corporate Seal)

On this 8th day of April, 2002, before me, a Notary Public in and for said County, personally came James Burns v. p.
(Name) (Title)
of American National Corporation, a Nebraska Corporation, and _____, of said Corporation,
(Name) (Title)

to me personally known to be the respective officers 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.

[Signature]
NOTARY PUBLIC

Notary Seal

#215465.2

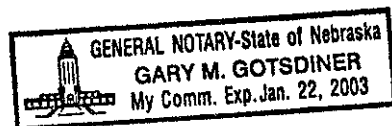


Exhibit "A"

Tract 35

Owner's Legal

~~Lot 1, Brase Addition, An Administrative Subdivision Being A Replatting Of Part Of Lots 6 And 15, Pierson's Subdivision, In The City Of Omaha, As Surveyed, Platted And Recorded In Douglas County, Nebraska.~~

Lot 1 Brase Addition

(T.L.)
ML

New R-O-W Acquisition Legal

Beginning At The Southeast Corner Of Said Lot 1, Thence S 87°49'56" W (Assumed Bearing) Along The Southerly Line Of Said Lot 1, A Distance Of 323.88 Feet; Thence N 63°59'38" W, Along The Southerly Line Of Said Lot 1, A Distance Of 67.86 Feet; Thence N 02°39'08" W, Along The Westerly Line Of Said Lot 1, A Distance Of 46.0 Feet; Thence S 07°21'59" E A Distance Of 24.4 Feet To A Point 2.0 Feet East Of, Perpendicular Measurement, The Westerly Line Of Said Lot 1; Thence S 41°46'40" E A Distance Of 39.7 Feet To A Point 5.0 Feet Northeast Of, Perpendicular Measurement, The Southwesterly Line Of Said Lot 1; Thence S 72°28'21" E A Distance Of 45.0 Feet To A Point 8.0 Feet North Of, Perpendicular Measurement, The Southerly Line Of Said Lot 1; Thence N 89°47'03" E A Distance Of 41.0 Feet To A Point 8.0 Feet North Of, Perpendicular Measurement, The Southerly Line Of Said Lot 1; Thence N 87°49'56" E, Along A Line 8.0 Feet Northerly Of, Perpendicular Measurement And Parallel To, The Southerly Line Of Said Lot 1, A Distance Of 87.0 Feet; Thence S 01°39'32" E A Distance Of 2.0 Feet To A Point 6.0 Feet North Of, Perpendicular Measurement, The Southerly Line Of Said Lot 1; Thence N 87°49'56" E, Along A Line 6.0 Feet Northerly Of, Perpendicular Measurement And Parallel To, The Southerly Line Of Said Lot 1, A Distance Of 186.0 Feet To A Point On The Easterly Line Of Said Lot 1; Thence S 01°39'32" E, Along The Easterly Line Of Said Lot 1, A Distance Of 6.0 Feet To The Point Of Beginning.

Total Area Of The Above Described New R-O-W Acquisition Containing An Area Of 2941.3 Square Feet, More Or Less.

CITY OF OMAHA PUBLIC WORKS DEPARTMENT

Owner(s) <u>American National Corporation</u>		<u>LAND ACQUISITION</u>	<u>2941.3</u> S.F.
Address <u>Vacant</u>		PERMANENT EASEMENT	<u>462.6</u> S.F.
		TEMPORARY EASEMENT	<u>13726.4</u> S.F.
PROJECT NO. <u>S.P. 98-16</u>	Date Completed: <u>06/13/2001</u>		Page 1 of #2
TRACT NO. <u>35</u>	Revision Date: <u>08/06/2001</u>		
	Revision Date: _____		

90TH STREET

INGRESS/EGRESS EASEMENT

SEC 15-15-12
SCALE 1" = 60'

INGRESS/EGRESS EASEMENT

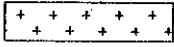


LOT 1 BRASE
ADDITION

WEST DODGE ROAD

SE CORNER
LOT 1

NOTE: P = PLAT DISTANCE

CITY OF OMAHA - PUBLIC WORKS DEPARTMENT

	LAND ACQUISITION	2941.3	S.F.
	PERMANENT EASEMENT	462.6	S.F.
	TEMPORARY EASEMENT	13726.4	S.F.

PROJECT NO. S.P. 98-16
TRACT NO. 35