

KNOW ALL MEN BY THESE PRESENTS:

THAT I or We, Charles E. Lakin and Florence Lakin, husband and wife,

, herein called the grantor whether one or more,

in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto

American National Corporation, a Nebraska corporation,

herein called the grantee whether one or more, the following described real property in

Douglas County, Nebraska :

NEBRASKA DOCUMENTARY STAMP TAX JAN 12 1982 \$3297 BY [Signature]

Those two certain parcels of real property legally described on Exhibit "A", attached hereto and incorporated herein by this reference.

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 successors and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's successors is lawfully seised of said premises; that they are free from encumbrance subject to the matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference;

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 January 11, 1982.

[Signature] Charles E. Lakin

[Signature] Florence Lakin

STATE OF Nebraska } ss. Douglas County

On this 11th day of January, 1982, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came Charles E. Lakin and Florence Lakin, husband and wife,

to me known to be the identical person or persons whose name is or names 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. [Signature] Notary Public My Commission expires the 17th day of January, 1982

(SEAL) THOMAS L. PRIBIL GENERAL NOTARIAL SEAL STATE OF NEBRASKA Commission Expires January 17, 1985

STATE OF ... County ... ss.

Entered on numerical index and filed for record in the Register of Deeds Office of said County the ... day of ..., 19... at ... o'clock and ... minutes ... M., and recorded in Book ... of ... at page ...

By ... Deputy Reg. of Deeds

8990 West 2nd St 68114

EXHIBIT "A"

A part of Lot Fifteen (15) in Pierson's Subdivision, an Addition located in the Southeast Quarter (SE-1/4) of Section Fifteen (15), Township Fifteen (15) North, Range Twelve (12) East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4 of Section 15; thence N03°06'27"E (assumed bearing), along the West line of said Section 15, a distance of 91.67 feet; thence S86°53'33"E, a distance of 50.00 feet to the point of intersection of the North right-of-way line of Dodge Street and the East right-of-way line of 90th Street, said point also being the Point of Beginning; thence N03°06'27"E, along said East right-of-way line of 90th Street, a distance of 220.68 feet; thence N42°13'31"E, along said East right-of-way line of 90th Street, a distance of 55.47 feet; thence N03°06'27"E, along said East right-of-way line of 90th Street a distance of 53.88 feet; thence S86°17'37"E, a distance of 121.89 feet; thence N04°13'20"E, a distance of 150.17 feet; thence S86°20'58"E, a distance of 226.23 feet; thence S04°05'26"W, a distance of 499.12 feet to a point on said North right-of-way line of Dodge Street; thence N86°29'05"W, along said North right-of-way line of Dodge Street, a distance of 317.88 feet; thence N58°19'08"W, along said North right-of-way line of Dodge Street, a distance of 67.85 feet to the Point of Beginning. (Said tract of land contains an area of 3.750 acres, more or less.)

AND

A part of Lot Fifteen (15) in Pierson's Subdivision, an Addition located in the Southeast Quarter (SE-1/4) of Section Fifteen (15), Township Fifteen (15) North, Range Twelve (12) East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4 of Section 15; thence S86°29'05"E (assumed bearing), along the South line of said Section 15, a distance of 426.44 feet; thence N04°05'26"E, a distance of 60.00 feet to a point on the North right-of-way line of Dodge Street, said point also being the Point of Beginning; thence continuing N04°05'26"E, a distance of 249.56 feet; thence S86°25'06"E, a distance of 6.00 feet; thence S04°05'26"W a distance of 249.55 feet to a point on said North right-of-way line of Dodge Street; thence N86°29'05"W, along said North right-of-way line of Dodge Street, a distance of 6.00 feet to the Point of Beginning. (Said tract of land contains an area of 0.034 acres, more or less.)

Charles E. Lakin

Florence Lakin

EXHIBIT "B"

to-wit: This conveyance is subject to the following matters,

1. Mortgage in favor of The Prudential Insurance Company of America in the original principal sum of \$1,500,000 dated May 13, 1966, and recorded May 13, 1966, in Book 1673 at Page 211 of Mortgage Records, and Conditional Assignment of Rents in favor of The Prudential Insurance Company of America, dated May 13, 1966, and recorded May 13, 1966, in Book 437 at Page 365 of Miscellaneous Records, both in the Register of Deeds of Douglas County, Nebraska.
2. Mortgage in the original principal sum of \$173,933.58 in favor of The Rainbow Corporation dated March 21, 1969 and recorded April 3, 1969 in Book 1796 at Page 479 of Mortgage Records, assigned to Agri-Bilt Equities, Inc., a Nebraska corporation, by instrument recorded November 10, 1975 in Book 2077 at Page 689 of Mortgage Records, and further assigned to The United States National Bank of Omaha, Trustee, by instrument recorded January 21, 1976 in Book 2086 at Page 651 of Mortgage Records, all in the Register of Deeds of Douglas County, Nebraska.
3. Grant of Easement with Charles E. Lakin and spouse as grantor and 8900 Partnership as grantee, dated June 1, 1981 and recorded June 5, 1981 in Book 652 at Page 668 of Miscellaneous Records in the Register of Deeds of Douglas County, Nebraska.
4. Easement in favor of Peoples Natural Gas Company, dated July 12, 1946 and recorded February 14, 1947 in Book 220 at Page 237 of Miscellaneous Records, which was assigned to Northern Natural Gas Company by instrument dated October 18, 1954 and recorded November 2, 1954 in Book 292 at Page 655 of Miscellaneous Records and which was further assigned to Metropolitan Utilities District of Omaha by instrument dated June 1, 1955 and recorded June 3, 1955 in Book 298 at Page 573 of Miscellaneous Records, all in the Register of Deeds of Douglas County, Nebraska.
5. 1981 County and 1982 regular City real estate taxes, and any special assessments which may be levied and assessed after date hereof.
6. Encroachments, if any, along the southerly, westerly and northerly boundaries of the property hereby conveyed as may be disclosed by "As-Built Survey", dated December 10, 1981, prepared by Elliott & Associates of Omaha, Nebraska, Project No. 81737.
7. Mortgage in the original principal sum of \$1,800,000 in favor of State Bank & Trust, Council Bluffs, Iowa, dated December 15, 1981, and recorded December 16, 1981, in Book 2480 at Page 347 of Mortgage Records in the Register of Deeds of Douglas County, Nebraska.

Charles E. Lakin

Flourance Lakin

13 Deeds

RECEIVED
1982 JAN 12 AM 8:44

G. HAROLD DOTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Book 1680
Page 626
as. Deed
-16-

9-21
Index
Record
44A-581

44A-581



1973 191 DEED



02989 94 191-

Rel to:
29

**TRUSTEE'S DEED
(Inter Vivos Trust)**

Steven H. Brase, Trustee of the Harold Brase Living Trust ~~Trustee~~ under Agreement dated November 29, 1990, and April 30, 1991 GRANTOR, in consideration of

Ten Dollars (\$10.00) and other valuable consideration ~~Dollars~~ received from GRANTEE, American National Corporation, a Nebraska corporation

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

South 109 feet in width of the parcel of land which is described as follows:

That part of Lots 6 and 15, PIERSON'S SUBDIVISION, an Addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said Lot 15, thence South along the East line of said Lot 15 for 100.00 feet, thence West along a line 100.00 feet South of and parallel to the North line of said Lot 15 for 218.4 feet to the West face of the East curb of paved driveway; thence North along said West face for 9.0 feet; thence Northwesterly on a 09°30' curve to the left for 140.5 feet; thence North 13°23' West for 71.7 feet; thence East along a line 118.5 feet North of and parallel to the South line of said Lot 6 for 249.2 feet; thence South 118.5 feet to the Point of Beginning;

Together with non-exclusive easement rights as contained in Easement Agreement dated April 26, 1991, filed November 7, 1991, in Book 984 at Page 494. subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Executed..... March 11 19 94

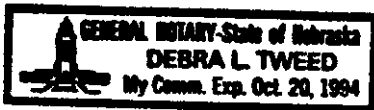
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MAR 14 1 38 PM '94
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEB.

39-45153-30460
 FEE 10.00 R 449-581FB
 DEL. C/O V COMP VP
 LEGAL PG SCANNED FV)
 COUNTY OF Douglas) SS.

Steven H. Brase
Steven H. Brase, Trustee of the Harold Brase Living Trust

STATE OF NEBRASKA)
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me on March 11 19 94 by Steven H. Brase, Trustee of the Harold Brase Living Trust



Debra L. Tweed
Notary Public
My commission expires

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA, County of

Filed for record and entered in Numerical Index on 19 ... at ... o'clock ... M., and recorded in Deed Record Page

NEBR DOC STAMPTAX
Date 3/14/94
By DJH

County or Deputy County Clerk
Register or Deputy Register of Deeds

BYAM & BYAM
Attorneys at Law
317 American National Building
8990 West Dodge Road
Omaha, Nebraska 68114
CLAYTON BYAM
JOSEPH C. BYAM

**TRUSTEE'S DEED
(Inter Vivos Trust)**



2138 305 DEED



16542 99 305-306

Nebr Doc Stamp Tax
11/23/99 Date
\$ 27300
By <i>[Signature]</i>

RICHARD N TAKEICH
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 NOV 23 PM 3: 28

RECEIVED

RETURN TO: Gary M. Gotsdiner, Esq., MCGILL, GOTSDINER, WORKMAN & LEPP, P.C., 11404 West Dodge Road, Suite 500, Omaha, NE 68154-2576

Space Above Reserved for Recording Information

WARRANTY DEED

AMERICAN NATIONAL BANK, N.A., a National Banking Association, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, AMERICAN NATIONAL CORPORATION, a Nebraska corporation, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend all title to the real estate against the lawful claims of all persons.

EXECUTED this 23 day of November 1999.

AMERICAN NATIONAL BANK, N.A., a
Nebraska corporation, GRANTOR,

By: *[Signature]*
James W. Burns, Senior Vice President

16542
m

FEE 11.00 PD 53-30460
 BKP 39-451 COMP ew
448-580/0
 DEL pe SCAN g FV f

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 23 day of November 1999, by James W. Burns, Senior Vice President of American National Bank, N.A., a National Banking Association, on behalf of the Corporation.



[Signature]
Notary Public

EXHIBIT A

PART OF LOTS 6 AND 15, PIERSON'S SUBDIVISION, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SE ¼ OF SECTION 15, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA;

THENCE N03°06'27"E (ASSUMED BEARING) 560.13 FEET ON THE WEST LINE OF SAID SE 1/4;

THENCE S86°20'58"E 215.04 FEET ON THE SOUTH LINE OF LOT 2, PIERSON'S SUBDIVISION REPLAT 3, IN DOUGLAS COUNTY, NEBRASKA, TO THE SE CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE N03°06'27"E 78.60 FEET ON THE EAST LINE OF SAID LOT 2;

THENCE S86°20'58"E 45.96 FEET ON THE SOUTH LINE OF LOT 1, SAID PIERSON'S SUBDIVISION REPLAT 3 TO THE SE CORNER OF SAID LOT 1;

THENCE N03°06'27"E 134.90 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SOUTH LINE OF UNDERWOOD AVENUE;

THENCE S86°20'58"E 149.80 FEET ON THE SOUTH LINE OF UNDERWOOD AVENUE;

THENCE N03°06'27"E 5.00 FEET ON THE SOUTH LINE OF UNDERWOOD AVENUE;

THENCE S09°43'58"E 71.70 FEET;

THENCE SOUTHEASTERLY ON A 603.11 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S02°53'57"E, CHORD DISTANCE 140.66 FEET, AN ARC DISTANCE OF 140.98 FEET;

THENCE S03°39'02"W 9.00 FEET;

THENCE N86°20'58"W 226.33 FEET TO THE POINT OF BEGINNING.



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

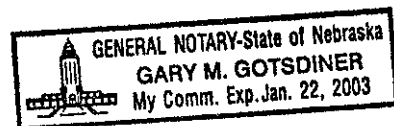


Exhibit "A"

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>	X X X X X	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

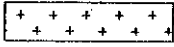

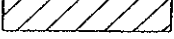
LOT 1 BRASE
ADDITION

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