

11435 NEBRASKA DOCUMENTARY
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North 27th St. Wid., M-5231(6)
Tract 2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I or We, NEBRASKA TITLE COMPANY, TRUSTEE herein called the "Grantor", whether one or more, in consideration of ONE THOUSAND TWO HUNDRED TWENTY-THREE AND NO/100 DOLLARS (\$1,223.00), 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:

A portion of Lot 19, Irregular Tract, Southeast Quarter, Section 36, Township 11 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Beginning at a point on the north line of said Lot 19 located 50.0 feet west of the east line of said SE 1/4, Section 36-11-6; thence west along said north line of Lot 19 a distance of 180.0 feet; thence south along a line parallel to and 230.0 feet west of the east line of said SE 1/4, Section 36-11-6 a distance of 33.0 feet; thence east along a line parallel to and 33.0 feet south of the north line of said Lot 19 a distance of 165.0 feet; thence southwesterly along a line which deflects 44 degrees 53 minutes 58 seconds right a distance of 21.25 feet; thence north along a line parallel to and 50.0 feet west of the east line of said SE 1/4 of Section 36-11-6, a distance of 48.0 feet to the Point of Beginning, containing an area of 6,052.70 square feet, more or less.

Controlled Access:

There will be no ingress and/or egress from Lot 19, Irregular Tract, Southeast 1/4, Section 36, Township 11 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, along a line more particularly described as follows:

Commencing at a point on the north line of said Lot 19 located 50.0 feet west of the east line of said SE 1/4, Section 36-11-6; thence west along said north line of Lot 19 a distance of 50.0 feet; thence south along a line parallel to and 100.0 feet west of the east line of said SE 1/4, Section 36-11-6, a distance of 33.0 feet to the Point of Beginning; thence east along a line parallel to and 33.0 feet south of the north line of said Lot 19 a distance of 35.0 feet; thence southeasterly along a line which deflects 44 degrees 53 minutes 58 seconds right a distance of 21.25 feet; thence south along a line parallel to and 50.0 feet west of the east line of said SE 1/4 Sec. 36-11-6 a distance of 1,164.62 feet to the point of termination of this controlled access on the south line of said Lot 19 (also the North line of Lot 18, Irregular Tract).

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.

[Handwritten signature]

