

Deed Record No. 333

86042-STATE JOURNAL PRINTING CO. LINCOLN, NEB.

being located upon a part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-Five (25), Township Ten (10), North, Range Six (6), East of the Sixth P.M. in Lancaster County, Nebraska

To have and to hold the premises above described, together with all the tenements, hereditaments and appurtenances thereunto belonging unto the said The School District of the City of Lincoln in the County of Lancaster in the State of Nebraska, its successors and assigns.

In witness whereof, the said The Catholic Bishop of Lincoln has by resolution of its members, unanimously adopted, caused this deed to be executed by its President and Treasurer the day and year first above written.

THE CATHOLIC BISHOP OF LINCOLN,
By Louis B. Kucera President.
L. . Barnes Treasurer.

ATTEST:
L. . Barnes
Secretary

STATE OF NEBRASKA }
COUNTY OF LANCASTER } SS:

On this 16th day of June, 1941, before me, the undersigned, a Notary Public in and for said county, personally came Louis B. Kucera, and Leslie V. Barnes, to me personally known to be the President and Treasurer, respectively, of The Catholic Bishop of Lincoln, and the identical persons whose names are affixed to the above conveyance, and they acknowledged the execution of the same to be their voluntary act and deed as such officers and the voluntary act and deed of the said The Catholic Bishop of Lincoln.

Witness my hand and notarial seal the day and year last above written.

Charles Ledwith
Notary Public

My commission expires: July 7, 1942.



6-25-41
Form & Execution Approved
R. O. Williams
Atty.

Warranty Deed

Iowa-Nebraska-Light
and Power Company

To

Consumers Public Power
District

Filed for Record

June 27, 1941 at 9:45 A.M.

J. G. Vaughan

Register of Deeds

By A. L. Kenney, Deputy

Fee \$9.20

WARRANTY DEED

THIS INDENTURE, Made this 4th day of April, A. D. 1941, between IOWA-NEBRASKA LIGHT AND POWER COMPANY, a Delaware corporation, Party of the First Part, and CONSUMERS PUBLIC POWER DISTRICT, a public corporation and political subdivision of the State of Nebraska, Party of the Second Part, WITNESSETH:

THAT pursuant to the Agreement dated the 18th day of January, 1941, between the Party of the First Part and the Party of the Second Part, providing, among other things, for the sale by the Party of the First Part to the Party of the Second Part of substantially all the properties and assets of the Party of

the First Part which are situated within the State of Nebraska, and which are used or useful in the production, transmission, distribution and sale of electric energy and business incidental thereto, and in consideration of the sum of One Dollar in hand paid by the Party of the Second Part and the other good and valuable considerations described in said Agreement, the receipt and sufficiency of which are hereby acknowledged, the Party of the First Part has sold and by these presents does hereby GRANT, BARGAIN, SELL, ASSIGN, TRANSFER AND CONVEY unto the Party of the Second Part all those certain tracts, pieces or parcels of land situated in

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the State of Nebraska and more particularly described as follows, to-wit:

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LANCASTER COUNTY

The following described real estate situate in the City of Lincoln, County of Lancaster, State of Nebraska:

Lots 14, 15 and 16, in block 47; lots 1 to 6, both inclusive, in block 76; lots 3,4,5,9, 10,11 and 12, in block 77.

Lot 1 in Block 78; and the substation presently located on the south Fifty feet (50') of Lot 12 and the overhead electric lines over and across Lot 12, Block 78, together with an easement to maintain, operate and use said premises and overhead electric lines and the right of ingress and egress over said lot 12 for the purpose of efficiently or conveniently maintaining, operating and using said substation and facilities; or repair thereof, improvement there- to or substitute therefor.

Lot Four (4), Lot Five (5), except the West eight feet (8') of the South Fifteen Feet (15') thereof; the North One Hundred Twenty-seven feet (127') of Lot Six (6); the East Thirty five feet (35') of the North Twenty-five feet (25') of Lot Eight (8); and the West Eighteen feet (18') of the North Twenty-five feet (25') of Lot Three (3); all in Block Seventy-nine (79); excepting and reserving therefrom the gas pipelines, the steam pipelines, the water pipelines, the air pipelines, and electric lines that serve primarily the gas utility business conducted by Iowa-Nebraska Light and Power Company, its successors and assigns, now located on said premises, and any repairs thereof, improvements and additions thereto and substitutes therefor, which said facilities are being retained by and for the benefit of Iowa-Nebraska Light and

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Power Company, its successors and assigns; and also excepting and reserving therefrom an ease- ment to Iowa-Nebraska Light and Power Company, its successors and assigns, to construct, main- tain, operate and use said facilities, or each or all of them, and to have the right of in- gress and egress over said premises for the purpose of efficiently or conveniently, construct- ing, maintaining, operating and using said facilities.

An easement to use the railroad track presently located across Lot 9, Block 79, Original City of Lincoln, Lancaster County, Nebraska, and to have the right of ingress and egress over and upon said railway track, or any repair thereof, improvement thereto, or substitute there- for.

Lots 1 to 4, both inclusive, and the north 18.75 feet of lot 5, subdivision of lots 14 and 15, in block 102; South nine feet (9') of Lot Four (4), all of Lots Five (5) to Twelve (12), both inclusive, and Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block One Hun- dred Two (102), and a triangular parcel of land located on the South Half of Lot 12, in Block 104 described as follows: Commencing at the Southeast corner of said Lot 12, in Block 104, running thence north along the east boundary of said Lot 37 feet; thence in a southwesterly direction in a straight line to a point on the south boundary of said lot 47 feet west of the Southeast corner of said lot; thence east along said south boundary line to the point of be- ginning, subject to existing right-of-way of Chicago, Burlington & Quincy Railroad Company.

Lots Fifteen (15) and Sixteen (16) in Block Seven (7), Woods Brothers Country Club Park Addition of the City of Lincoln, subject to an

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easement on the West three feet (3') of said lots for the construction and maintenance of a sewer.

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Lots 1, 2, 3, 4, 5, 11 and 12 in block 14 in Normal Addition to the City of Lincoln.
 Lots A, B, C, D and E, subdivision of lots 1 and 2, in block 77, Schroeder's Addition.
 Lot 14, in block 5, West Side Addition.

The following described real estate situate in the City of Havelock (a suburb now annexed to the City of Lincoln, Nebraska) in the County of Lancaster, State of Nebraska:

Lot 6, block 184.

Lot 19, in block 17; and the south 20 feet of the west 16 feet of lot 2, in block 32.
 The south 50 feet of lot 1, in block 24; and lots 11 and 12, in block 30.

That part of lot 9, in block 36, bounded as follows: Commencing at the southeast corner of said lot and running thence along the south line of said lot 142 feet to the southwest corner of said lot; thence 47.5 feet along the west line of said lot; thence northeasterly 4.3 feet to a point in the north line of said lot which is 3.5 feet east of the northwest corner of said lot; thence east along the north line of said lot 138.5 feet to the northeast corner of said lot; thence south 50 feet along the east line of said lot to the place of beginning.

That part of lot 10, in block 36, bounded as follows: Commencing at the southeast corner of said lot and running thence west along the south line of said lot 138.5 feet to a point on the south line of said lot which is 3.5 feet east

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of the southwest corner of said lot; thence in a northeasterly direction 168.3 feet to the east line of said lot; ^{and} thence south along the east line of said lot 95.8 feet to the place of beginning.

That part of block 37, bounded as follows: Commencing at the southeast corner of said block and running thence north 121.1 feet along the east line of said block; thence southwest-erly 212.9 feet to the south line of said block; thence east along the south line of said block 175.1 feet to the place of beginning, containing .48 acres, more or less.

The following described real estate situate in the City of University Place (a suburb now annexed to the City of Lincoln, Nebraska) in the County of Lancaster, State of Nebraska:

Lot 3 of Warren's Subdivision of lots 7 and 8, in block 76.

The following described real estate situate in the County of Lancaster, State of Nebraska:

That portion of Lot Nine (9), irregular tracts in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Five (5), Township Nine (9) North, Range Seven (7), East, Lancaster County, described as follows: Beginning at the Northeast (NE) corner of said Lot Nine (9), thence south one hundred fifty feet (S 150'), thence West a distance of twenty-nine and forty-five hundredths feet (W 29.45'), thence in a northwesterly direction a distance of one hundred fifty-three and sixty-two hundredths feet (NW 153.62'), thence East a distance of sixty-two and sixty-seven hundredths feet (E 62.67'), to the point of beginning.

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All that portion of the Southwest Quarter of the Northwest Quarter of Section 4, Township 9, North of Range 7, East of the 6th Principal Meridian, described as follows: Beginning at the Northwest (NW) corner of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Four (4), Township Nine (9) North, Range Seven (7) East, thence East One Hundred Thirty-seven and thirty-three hundredths feet (137.33'), thence South one hundred fifty feet (150'), thence West one hundred thirty-seven and thirty-three hundredths feet (137.33'), thence North one hundred fifty feet (150'), to the point of beginning.

The west 82 feet of lot 8, in block 11, Pleasant Hill subdivision of lots 3, 4, 5 and 6, in the northeast quarter of Section 36, Township 10, North of Range 6, East, except a tract beginning at the southwest corner of said lot 8 and running thence north along the west line of

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said lot for a distance of 10.5 feet; thence in a southeasterly direction a distance of 13.83 feet along the arc of a circle whose radius is 42 feet and whose center line lies in said lot 8 to a point which bisects the south line of said lot at a point 8.9 feet east of the starting point; thence west 8.9 feet to the place of beginning.

Beginning at a point Four Hundred and Seventy-Two One-Hundredths (400.72) feet south of the Northwest corner of Section Twenty-six (26), Township Ten (10) North, Range Six (6) East of the Sixth (6th) P.M., thence East Forty-Eight and Fifty-Five One-Hundredths (48.55) feet; thence in a southerly direction Eighty-Three and Two-Tenths (83.2) feet; thence West approximately Forty-Seven and Six-Tenths (47.6) feet; thence North

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Eighty-Three and Two-Tenths (83.2) feet to the point of beginning, all in Section Twenty-six (26), Township Ten (10) North, Range Six (6) East of the Sixth (6th) P.M.

Also, beginning at a point Four Hundred and Seventy Two One-Hundredth- (400.72) feet South of the Northeast corner of Section Twenty-Seven (27), Township Ten (10) North, Range Six (6) East of the Sixth (6th) P.M., thence South Eighty-Three and Two-Tenths (83.2) feet; thence West Sixty-Three and Four-Tenths (63.4) feet; thence in a Northerly direction Eighty-Three and Two-Tenths (83.2) feet; thence East approximately Fifty-Nine and Forty-Five One-Hundredths (59.45) feet to the point of beginning, all in Section Twenty-Seven (27), Township Ten (10) North, Range Six (6) East of the Sixth (6th) P.M.

A piece or parcel of land situate in and being all that part of the East Half of the Northeast Quarter ($E\frac{1}{2}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$) of Section Twenty-seven (27), Township Ten (10) North, Range Six (6) East of the Sixth Principal Meridian, Lancaster County, Nebraska, described as follows:

Beginning at a point on the east line of said Section Twenty-seven (27) that is three hundred forty and seventy-two hundredths (340.72) feet distant south of the northeast corner of said section, measured along said east line; thence southerly along said east line of Section Twenty-seven (27) a distance of one hundred (100) feet to a point; thence westerly along a straight line at right angles to said east line of Section Twenty-seven (27) a dis-

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tance of four hundred ninety-four and fifteen hundredths (494.15) feet, more or less, to a point in the easterly line of that certain tract of land heretofore conveyed by The Union Land Company to Sanitary District Number One of Lancaster County, Nebraska, by quitclaim deed, dated November 4, 1933, which said easterly line is a straight line that is parallel with and one hundred seventy (170) feet distant easterly from the west line of said East Half of Northeast Quarter of Northeast Quarter ($E\frac{1}{2}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$); thence northerly along said easterly line of said tract of land heretofore conveyed by said The Union Land Company to said Sanitary District Number One of Lancaster County, Nebraska, as aforesaid, a distance of three hundred forty (340) feet, more or less, to a point on the southerly line of that certain tract of land heretofore conveyed by The Union Land Company to the City of Lincoln by quitclaim deed dated October 5, 1933, which said southerly line is a straight line which intersects the west line of said East Half of Northeast Quarter of Northeast Quarter ($E\frac{1}{2}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$) at a point thereon that is ninety-three and thirty-two hundredths (93.32) feet distant south of the northwest corner thereof, measured along said west line, and which intersects the east line of said East Half of Northeast Quarter of Northeast Quarter ($E\frac{1}{2}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$) at a point thereon that is one hundred and seventy-two hundredths (100.72) feet distance south of the northeast corner thereof, measured along said east line; thence easterly along said southerly line of said tract of land heretofore conveyed by said The Union Land Company to said

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City of Lincoln, as aforesaid, a distance of eighty (80) feet,

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more or less, to a point that is eighty (80) feet distant easterly, measured at right angles, from the easterly line of the tract of land, hereinbefore referred to, heretofore conveyed by said The Union Land Company to said Sanitary District Number One of Lancaster County Nebraska; thence southerly along a straight line parallel with and eighty (80) feet distant easterly, measured at right angles, from said easterly line of said tract of land heretofore conveyed by said The Union Land Company to said Sanitary District Numbered One of Lancaster County, Nebraska, a distance of two hundred forty (240) feet, more or less, to a point in a straight line at right angles to said east line of Section Twenty-seven (27), passing through the point of beginning of this description; thence easterly along a straight line at right angles to said east line of Section Twenty-seven (27), a distance of four hundred fourteen and fifteen hundredths (414.15) feet, more or less, to the point of beginning; containing an area of one and fifty-seven hundredths (1.57) acres, more or less.

A strip of land 22 feet wide off of the west side of the northeast quarter of Section 12, Township 10, North of Range 6, East of the Sixth Principal Meridian; and a strip of land 22 feet wide and 436 feet long off of the west side of the southeast quarter of said Section 12, commencing at the northwest corner of said southeast quarter and running south 436 feet.

Commencing at a point 33 feet west of the southeast corner of Section 1, Township 10, North of Range 6, East of the Sixth Principal Meridian, thence north 33 feet; thence west parallel to the south line of said Section to a point in the west line of the southeast quarter

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of said Section; thence south 33 feet to the south boundary line of said Section; thence east to the poing of beginning.

All the above described real estate situate in Lancaster County is subject to the lien of a judgment in the estimated unpaid amount of \$3,028.00 entered in the District Court of Lancaster County in the case of Maul v. Iowa-Nebraska Light and Power Company.

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The said IOWA-NEBRASKA LIGHT AND POWER COMPANY, for itself, and its successors and assigns, does hereby covenant and agree to indemnify and save harmless said CONSUMERS PUBLIC POWER DISTRICT, its successors and assigns, from any and all damages, loss or liability, incurred by reason of any easement herein reserved, and occasioned by acts or omissions of said Company or its agents or servants; and the said CONSUMERS PUBLIC POWER DISTRICT, for itself, and its successors and assigns, does hereby, by its acceptance of this Indenture and the property herein conveyed, covenant and agree to indemnify and save harmless said IOWA-NEBRASKA LIGHT AND POWER COMPANY, its successors and assigns, from any and all damages, loss or liability, incurred by reason of any easement herein granted, and occasioned by acts or omissions of said District or its agents or servants. Said IOWA-NEBRASKA LIGHT AND POWER COMPANY does further, for itself, and its successors and assigns, covenant and agree to indemnify and save harmless said CONSUMERS PUBLIC POWER DISTRICT, its successors and assigns, against all liability in respect of any judgments which are a lien against any of the property herein described.

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TOGETHER WITH all and singular the buildings, structures, improvements, waters, water courses, rights, liberties, privileges, easements, tenements, hereditaments and appurtenances whatsoever thereunto or unto any part or parcel thereof belonging or in any wise appertaining,

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and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of each and every part and parcel thereof; and also all the estate, rights, title, interest, property, claim and demand whatsoever, as well in law as in equity, of it, the said Party of the First Part, in and to the same and each and every part and parcel thereof.

TO HAVE AND TO HOLD all the above granted properties and assets, together with all the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto the CONSUMERS PUBLIC POWER DISTRICT, its successors and assigns, FOREVER; subject, however, to the exceptions, reservations, liens, charges, and matters hereinabove recited;

And the said IOWA-NEBRASKA LIGHT AND POWER COMPANY, for itself, and its successors and assigns, does hereby covenant and agree to and with the said CONSUMERS PUBLIC POWER DISTRICT, its successors and assigns, that at the time of the execution, ensealing and delivery of these presents it is well and lawfully seized of the properties and assets above conveyed, and has a good and absolute estate in law, subject only to the exceptions, reservations, liens, charges, and matters hereinabove recited, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell, assign, transfer and convey the same in the manner and from aforesaid; that the same are free and

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clear of all liens and encumbrances of every kind and character whatsoever, excepting only the exceptions, reservations, liens, encumbrances, charges, and matters, hereinabove recited; and said IOWA-NEBRASKA LIGHT AND POWER COMPANY, for itself, and its successors and assigns, does hereby covenant to WARRANT and DEFEND the said properties and assets and each and every part and parcel thereof and the title thereto, subject to said exceptions, reservations, liens, charges, and matters hereinabove recited, against the lawful claims of all persons whomsoever thereto or to any part or parcel thereof.

This conveyance is subject to the condition that CONSUMERS PUBLIC POWER DISTRICT shall, to the extent required by law, annually pay out of its revenue to the State of Nebraska and to the counties, cities, villages and school districts in which the properties hereby conveyed or any part thereof are located, in lieu of taxes, a sum equal to the amount which the state and said counties, cities, villages and school districts received from taxation, including occupation taxes, from the properties hereby conveyed or any part thereof, or from Iowa-Nebraska Light and Power Company, during the year immediately preceding the date hereof.

In order to facilitate the recording hereof, this Warranty Deed has been simultaneously executed and delivered in several counterparts, each of which shall be deemed to be an original, but all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, said IOWA-NEBRASKA LIGHT AND POWER COMPANY, Party of the First Part, has, in

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pursuance of a resolution of its Board of Directors, and under due and proper corporate authority, caused its corporate seal to be hereunto affixed and these presents to be executed in its behalf by its President, or one of its Vice-Presidents, and its Secretary, or one of its Assistant Secretaries, the day and year first above written.

Attest:

O. R. Mallat
Secretary.

(CORPORATE SEAL)



IOWA-NEBRASKA LIGHT AND POWER COMPANY,
A Corporation,

By L. R. King President.

Signed, sealed and delivered
in the presence of:

Geo. H. Lee
E. D. McDougal, Jr.

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STATE JOURNAL PRINTING CO. LINCOLN, NEB.

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State of Illinois }
County of Cook } ss.

On this 4th day of April, 1941, before me, a notary public in and for said county and state, personally appeared L. R. King and O. R. Mallat, to me personally known and known to me to be the President and Secretary, respectively, of IOWA-NEBRASKA LIGHT AND POWER COMPANY, a Delaware corporation, in behalf of which they executed the foregoing conveyance, and each being duly sworn upon his oath did depose and say that he, said L. R. King, resides in Lincoln, Nebraska, and is President of said Company, the grantor and Party of the First Part named in the foregoing conveyance; that he, said O. R. Mallat, resides in Lincoln, Nebraska, and is Secretary of said Company; that the seal affixed to said instrument is the corporate seal of said Company; and that the foregoing conveyance was signed and sealed on behalf of said Company by order of its Board of Directors; and said L. R. King, as President, and O. R. Mallat, as Secretary, of said Company, signed their names thereto by like order; and that the foregoing conveyance is the voluntary act and deed of said Company by it, and by them as such officers, voluntarily executed.

WITNESS my hand and notarial seal at Chicago Illinois, the day and date last aforesaid.



James E. S. Baker
Notary Public.

My Commission Expires:

JAMES E. S. BAKER
NOTARY PUBLIC, COOK COUNTY, ILLINOIS
MY COMMISSION EXPIRES MARCH 19, 1944

(9459)

Warranty Deed
W. F. Steele Company,
Incorporated
To
Frank S. Tolliver & Wife
Filed for Record
June 30, 1941 at 10:30 A.M.
J. G. Vaughan
Register of Deeds
Fee \$1.00

105-WARRANTY DEED-Corporation

THIS INDENTURE, Made this 28th day of June A. D., 1941 between W. F. Steele Company, Incorporated a corporation organized and existing under and by virtue of the laws of the State of Nebraska party of the first part, and Frank S. Tolliver and Beulah W. Tolliver, husband and wife, as JOINT TENANTS, and not as tenants in common; of the County of Lancaster, and State of Nebraska, parties of the second part,

WITNESSETH. That the said party of the first part for and in consideration of the sum of One and No/100 DOLLARS and other valuable consideration, in hand paid, receipt whereof

is hereby acknowledged, has sold and by these presents does grant, convey and confirm unto the said parties of the second part, the following described premises, situated in Lincoln, Lancaster County, and State of Nebraska, to-wit:

All of Lot five (5) Bannister Subdivision of West One-Half (W $\frac{1}{2}$) of Lot Twenty-Two (22) Frost's Subdivision of the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 30, Township 10 North, Range 7 East of the 6th P.M.

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said Frank S. Tolliver and Beulah W. Tolliver, husband and wife, as joint tenants, and not as tenants in common

And the said W. F. Steele Company, Incorporated for itself or its successors, does hereby covenant and agree to and with the said parties of the second part and their heirs and