

# CORPORATION WARRANTY DEED

The grantor THE CATHOLIC ARCHBISHOP OF OMAHA,

a corporation organized and existing under and by virtue of the laws of the State of Nebraska in consideration of Ten Dollars (\$10.00) and other valuable consideration received from grantee, does grant, bargain, sell convey and confirm unto WEDGEWOOD TOWN HOMES, INC., a Nebraska corporation,

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

Douglas County, Nebraska:

That part of the Southwest Quarter (SW 1/4) of Section Twenty (20), in Township Fifteen (15) North, Range Twelve (12), East of the Sixth (6th) Principal Meridian, in the City of Omaha, more particularly described as follows: Commencing at the Southwest Corner of said Southwest Quarter (SW 1/4); thence North 0° 16' 50" East (Assumed Bearing) on the West Line of said Southwest Quarter (SW 1/4), 622.03 feet; thence North 89° 31' 44" East, 50.00 feet to a point on the East right-of-way line of 120th Street, said point being the point of beginning; thence North 0° 16' 50" East on the East right-of-way line of 120th Street, (said right-of-way line being 50.00 feet East of and parallel to the West line of said Southwest Quarter) 1,027.96 feet to a point on the South line of Meadow Lane 2nd Addition, a subdivision as surveyed, platted and recorded; thence North 89° 34' 20" East of the South line of said Meadow Lane 2nd Addition extended, 997.64 feet; thence South 0° 0' 4" West on the Extended West line of Block Four (4), Meadow Lane Addition, a subdivision as surveyed, platted and recorded, 1,027.15 feet; thence South 89° 31' 44" West on a line 622.00 feet North of and parallel to the South line of said Southwest Quarter (SW 1/4), 1,002.67 feet to the point of beginning, in Douglas County, Nebraska.

NEBRASKA DOCUMENTARY.  
STAMP TAX  
NOV 28 1972  
\$519.20 BY MF

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 for itself and its successors 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 encumbrance; and the property is subject to the following restrictions:

- (a) The property shall be used for residential purposes only.
- (b) The residential use shall not exceed 5 7/8 units per acre.
- (c) The north 75 feet of the property shall be retained as a landscape buffer zone and shall be zoned P-1 together with a landscape plan which shall be approved by the property owners adjoining to the north.
- (d) The drainage from the property adjoining on the east (Crestridge playground) presently enters the subject property at the northeast corner and drains along the north boundary in an open drainage ditch. Buyer shall not divert or in any way interfere with such drainage. This is not intended to restrict grading plans which will provide existing drainage protection to landowners adjacent to the north.
- (e) All construction plans shall be approved by Seller, which approval will not be unreasonably withheld. Such plans shall include all grading plans, drainage plans, street and utility layouts, site layout, location, dimension and architecture of all structures, and shall include a development and construction schedule.

- (f) The proposed project shall be developed as an owner-occupied project, it being the intent that the project be developed under the Nebraska Condominium law.
- (g) Buyer agrees to grant to St. Robert Bellarmine parish an easement for driveway, ingress and egress purposes, from Mayberry Street to the future parking lot of St. Robert Bellarmine church. Site layout plans shall show such easement.

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 whosoever.

In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President.

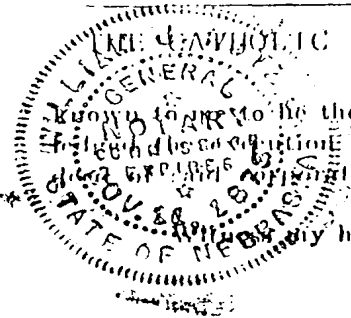
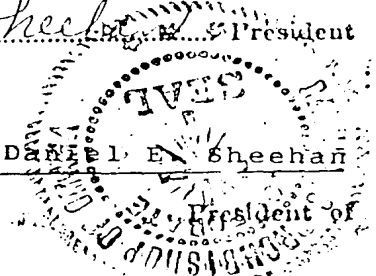
Dated November 24th, 1972.

THE CATHOLIC ARCHBISHOP OF OMAHA, a Nebraska corporation,

By Daniel E. Sheehan, President

STATE OF NEBRASKA, County of DOUGLAS

Before me, a notary public qualified in said county, personally came Daniel E. Sheehan



THE CATHOLIC ARCHBISHOP OF OMAHA, a corporation, to be the President and identical person who signed the foregoing instrument, and acknowledged to be his voluntary act and deed as such officer and the voluntary act and deed of the corporation and that its corporate seal was thereto affixed by its authority.

my hand and notarial seal on November 24th, 1972

William J. H. J., Notary Public.

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