

28-15-12

# Warranty Deed, Vesting Entire Title in Survivor

KNOW ALL MEN BY THESE PRESENTS, That I, Molly R. Anderson, a single person

in consideration of One Dollar and other valuable consideration (\$1.00) ~~BOOKS~~

in hand paid, do hereby grant, bargain, sell, convey and confirm unto David A. Johnson and

Sue R. Johnson, husband and wife

as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit: A tract of land situated in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28, Township 15 North, Range 12, East of the 6th P.M., Douglas County, Nebraska, to-wit: Commencing at a point 141.9 feet West and 310 feet South of the NE corner of the SE $\frac{1}{4}$  of said Section 28, thence continuing South (assumed bearing) a distance of 258.2 feet, thence South 89°01'30" West, a distance of 300.0 feet, thence North a distance of 228.20 feet, thence North 83°19'33" East, a distance of 302.1 feet to the point of beginning; save and excepting therefrom a tract conveyed to County of Douglas by Quit Claim Deed dated August 25, 1958, and filed the same date in Book 1044, Page 175, of Deed Records,

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower right of homestead, claim or demand whatsoever of the said grantor, of, in or to the same, or any part thereof; subject to easements of record.

48  
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA

6 DAY OF Aug 1975 AT 3:25 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS 3, 25

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 above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and I the grantor named herein for myself and my heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that I am lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that I the said grantor have good right and lawful authority to sell the same, and that I will and my heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding, the exceptions named herein.

IN WITNESS WHEREOF I have hereunto set my hand this 5th day of

August A.D. 75

Molly R. Anderson

In presence of  
NEBRASKA DOCUMENTARY  
STAMP TAX  
AUG 6 1975  
\$55.00 BY [Signature]

STATE OF NEBRASKA,

County of Douglas,

ss.

On this 5th day of August

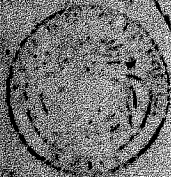
A.D. 1975, before me, a Notary Public in and for said County, personally came the above named Molly R. Anderson, a single person

who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor, and she acknowledged said instrument to be her voluntary act and deed. WITNESS my hand and Notarial Seal the date last aforesaid.

JOHN R. MILLER  
GENERAL NOTARY  
State of Nebraska  
My Commission Expires  
October 26, 1977

[Signature] Notary Public.  
commission expires on the 26 day of Oct. 1977 A.D.

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26-80029

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF OUTDOOR RECREATION WASHINGTON, D.C. 20240

455 REC-50

Boyle

RECEIVED SEP 20 1957

OCT 2 1957

Mr. Melvin G. Steen, Director, Conservation and Park Commission, Lincoln, Nebraska 68502

Dear Mr. Steen:

Our Regional Director, Maurice Arnold, has reported to us the essence of the August 15 meeting he attended with members of your staff and officials from the Omaha Public Power District and the City of Omaha. Based upon his report of the meeting and the information which your staff and the City of Omaha had earlier submitted to us, we have made a decision concerning our continued participation in the three projects sponsored by the City of Omaha.

We have decided to continue to participate in all three projects subject to certain stipulations which are spelled out below. As provided in Section 5(d) of the Land and Water Conservation Fund Act, the proposed routing of the 345K Pipeline through the three projects will be approved if the applicant will comply with the conditions set forth below.

There are two general criteria which apply to all three projects: (1) The area under the wires must not be used or designed to accommodate any recreation activities. (2) In addition we will expect the City to use the acquisition and damage proceeds from the Omaha Public Power District to landscape the project's easement. If there are any proceeds remaining after screening and landscaping have been satisfactorily completed, we will expect them to be used to reduce the total cost of acquisition, and not just the City's share.

We understand that the City proposes to use a 15-30 acre corner of the park property to be acquired under project number 15-00320 as a right-of-way for a high-speed highway. If so, the project scope will need to be rewritten to include this tract of land.

Our Regional Director will be available to assist you with the details of the project agreement documents.

Sincerely yours, Lawrence S. Stevens, Regional Director



Administrative stamp



CITY OF OMAHA

COUNCIL CHAMBER

BOOK 455 PAGE 510

Omaha, Neb. October 24,

To 67

RESOLVED

WHEREAS, the City of Omaha is the fee simple owner of certain property known as West Center Park, lying north of West Center Road and east of ninety fifth street; and,

WHEREAS, the Omaha Public Power District is erecting a transmission line in the area of said property; and,

WHEREAS, the Omaha Public Power District is willing to pay the City of Omaha the sum of fourteen thousand three hundred dollars for easement rights to said property; and,

WHEREAS, it is in the best interests of the City of Omaha to enter into such an easement agreement, subject to the restrictions outlined in September 26, 1967 letter of Lawrence N. Stevens, Acting Director, United States Department of the Interior, attached hereto and made a part of this document with the same force and effect as if set out herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

That the Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Omaha a Transmission Line Easement with the Omaha Public Power District for certain property owned by the City of Omaha legally described as follows, to-wit: Parts of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section twenty-eight (28); the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4), and that part of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4), Section twenty-seven (27), lying Southwest of Big Rapids Creek, and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section thirty-four (34), all in Township fifteen (15) North, Range twelve (12), East of the 6th P.M., as more fully described in a certain transmission Line Easement attached hereto and made a part of this document with the same force and effect as if set out herein.

BE IT FURTHER RESOLVED that the City of Omaha accept the sum of Fourteen Thousand Three Hundred Dollars as consideration for the execution of this Transmission Line Easement.

By *[Signature]*  
Councilman

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.

Adopted OCT 24 1967

*[Signature]*  
City Clerk

*[Signature]*  
City Clerk

Approved *[Signature]* 10/24/67  
Mayor

| BK         | Pg  | D.O.     | F.O.     | Int. Type | From                             | To                 | Comments |
|------------|-----|----------|----------|-----------|----------------------------------|--------------------|----------|
| 2003204122 |     | 9-8-03   | 10-21-03 | QCD       | Web Dept Roads                   | C/O                |          |
| 2147       | 439 | 6-23-00  | 3-24-00  | Plat      | Charleston Dev                   | Public             |          |
| 2147       | 433 | 3-24-00  | 3-24-00  | WD        | Sullivan R-E.                    | Charleston Dev     |          |
| 1329       | 238 | 2-28-00  | 2-29-00  | Agree     | Paul J. Weiss                    | Sullivan Homes     |          |
| 1329       | 226 | 2-28-00  | 2-29-00  | Agree     | Sullivan R-E Group               | Paul J. Weiss      |          |
| 1329       | 216 | 2-28-00  | 2-29-00  | Ease      | Sullivan Homes                   | " "                |          |
| 1329       | 186 | 2-28-00  | 2-29-01  | Ease      | " "                              | " "                |          |
| 2145       | 335 | 8-18-99  | 2-29-00  | WD        | James G. Skinner                 | Sullivan R-E Group |          |
| 1315       | 165 | 10-12-99 | 11-4-99  | Plat and  | C/O                              | James Skinner      | 1300-532 |
| 1300       | 532 | 6-30-99  | 7-15-99  | and       | C/O                              | " "                |          |
| 2028       | 636 | 3-18-96  | 4-2-96   | WD        | Donald Verracke                  | James Skinner      |          |
| 954        | 286 | 2-7-91   | 2-25-91  | Ord       | C/O                              | Public             |          |
| 952        | 521 | 1-6-91   | 2-6-91   | Survey    | Survey 308                       | when               |          |
| 1876       | 394 | 6-14-90  | 6-5-90   | WD        | Sue Gray (Johnson)               | Donald Verracke    |          |
| 690        | 597 | 3-30-83  | 6-16-83  | Corp Res  | 1 <sup>st</sup> Mid America Corp | When               |          |
| 627        | 223 | 12-27-99 | 1-9-80   | Sewer Eme | George Kinnick                   | C/O                |          |
| 627        | 210 | " "      | " "      | " "       | Fletcher Williams                | C/O                |          |
| 627        | 236 | " "      | " "      | " "       | David Johnson                    | C/O                |          |
| 455        | 509 | 11-6-07  | 11-14-07 | Grant     | C/O                              | Rest @ PPD         |          |



| BK   | Pg  | D.O.     | F.O.     | Int. Type    | From                | To              | Comments                                           |
|------|-----|----------|----------|--------------|---------------------|-----------------|----------------------------------------------------|
| 1295 | 695 | 8-6-66   | 8-11-66  | WD           | S Schroeder Co      | 210             |                                                    |
| 435  | 667 | 3-15-66  | 3-30-66  | Const. Ass'n | Great Lakes         | Williams Bros   | 282 205 250 250 211 211<br>535 645 629 612 675 685 |
| 429  | 187 | 7-28-65  | 9-9-65   | ROA          | Stadey Nob          | Kenneth Phillip |                                                    |
| 1526 | 322 | 8-5-75   | 8-5-75   | WD           | Molly Anderson      | David Thomas    |                                                    |
| 553  | 725 | 8-5-75   | 8-5-75   | Real Estate  | Molly Anderson      | W. H. H. H.     |                                                    |
| 1343 | 565 | 6-16-68  | 3-1-68   | ND           | Walter Zimmerman    | John Anderson   |                                                    |
| 1312 | 95  | 2-27-67  | 3-9-67   | WD           |                     |                 |                                                    |
| 388  | 709 | 10-16-62 | 10-26-62 | Estate       | Schroeder Co        | 520 96          |                                                    |
| 388  | 705 | "        | "        | Estate       | " "                 | " "             |                                                    |
| 386  | 535 | 9-1-62   | 9-14-62  | Estate       | Stapp, Helen Hollis | 520 96          | N 1/2 SE                                           |
| 386  | 531 | 9-1-62   | 9-14-62  | Estate       | " "                 | " "             | N 1/2 SE                                           |
| 386  | 482 | 9-12-62  | 9-13-62  | Estate       | Walter Zimmerman    | 520 96          |                                                    |
| 386  | 477 | 9-12-62  | 9-13-62  | "            | " "                 | " "             |                                                    |
| 386  | 507 | 9-12-62  | 9-13-62  | "            | " "                 | " "             |                                                    |
| 386  | 511 | 9-12-62  | 9-13-62  | "            | " "                 | " "             |                                                    |
| 1044 | 175 | 8-25-58  | 8-25-58  | QCD          | " "                 | Douglas Co.     |                                                    |