

DEED

2007093933



AUG 16 2007 10:52 P 2

Nebr Doc Stamp Tax SIMO Date \$EXS By LV

	ud	
K FEE 10.	50 FB 01	6000
2/BKP_28-/		
DEL	SCAN	FV

Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 8/16/2007 10:52:52.82

WARRANTY DEED

WILLIAM R. ALFORD and DOROTHY N. ALFORD, husband and wife, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, JOHN H. ALFORD, conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. §76-201):

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6^{TH} P.M., DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 29, QUAIL RIDGE ON SKYLINE DRIVE (LOTS 17 THRU 42, INCLUSIVE), A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 23, SAID POINT ALSO BEING ON THE WEST LINE OF SAID SE1/4 OF SECTION 23; THENCE N00°36'25"W (ASSUMED BEARING) ALONG SAID WEST LINE OF THE SE1/4 OF SECTION 23, A DISTANCE OF 316.18 FEET; THENCE N33°25'00"E ALONG THE SOUTHERLY LINE OF LOT 270, RIVERSIDE LAKES, A SUBDIVISION LOCATED IN SAID SECTION 23, AND THE SOUTHWESTERLY EXTENSION THEREOF, AND ALSO THE EASTERLY LINE OF LOTS 271 THRU 280, INCLUSIVE, SAID RIVERSIDE LAKES, A DISTANCE OF 1199.06 FEET; THENCE S33°18'32"E, A DISTANCE OF 252.20 FEET; THENCE S06°06'07"E, A DISTANCE OF 711.41 FEET TO A POINT ON THE SOUTH LINE OF THE NW1/4 OF SAID SE1/4 OF SECTION 23, SAID POINT ALSO BEING THE NORTH LINE OF THE SW1/4 OF SAID SE1/4 OF SECTION 23; THENCE S01°49'21"E, A DISTANCE OF 292.56 FEET; THENCE S19°32'12"W, A DISTANCE OF 33.57 FEET; THENCE N 89°59'15"W, A DISTANCE OF 341.79 FEET; THENCE S10°14'18"W, A DISTANCE OF 76.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 221ST PLAZA; THENCE N89°59'15"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF 221ST PLAZA, AND ALSO THE NORTH LINE OF SAID LOT 29, QUAIL RIDGE ON SKYLINE DRIVE (LOTS 17 THRU 42, INCLUSIVE), A DISTANCE OF 513.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 738,686 SQUARE FEET OR 16.958 ACRES, MORE OR LESS.

Return to: Matthew T. Payne Pansing Hogan Ernst & Bachman LLP 10250 Regency Circle, Suite 300 Omaha, NE 68114

/343U

Grantor covenants, jointly and severally, with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except the covenants, conditions, restrictions and easements of record, and the lien for real estate taxes currently due but not yet delinquent;
 - (2) has legal power and lawful authority to convey the same;

(3)	warrants and will defend title to the rea	l estate against the	lawful claims of	all persons.
-----	---	----------------------	------------------	--------------

Executed: *lug 14*, 2007.

WILLIAM R. ALFORD

DOROTHY N. ALFORD

STATE OF NEBRASKA)

) ss.:

COUNTY OF DOUGLAS)

GENERAL NOTARY-State of Nebraska BOBBIE HICKS BOBBIE HICKS My Comm. Exp. May 25, 2008

Notary Public