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BK 2192 PG 018-019



DEED 2001 12951

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| Nebr Doc Stamp Tax |
| 9-24-01 |
| Date |
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| By SWA |

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REGISTER OF DEEDS

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| FEE | 10.50 | FB | 01-60000 |
| BKP | 361317 | C/O | COMP |
| DEL | | SCAN | cl FV |

TRUSTEE'S DEED OF DISTRIBUTION (Inter Vivos Trust)

First National Bank of Omaha, N.A., Trustee of the Merle Swanson Testamentary Trust, GRANTOR, conveys to GRANTEE, Swanson Family Building LLC, a Nebraska limited liability company, an undivided four-elevenths interest in the following described real estate (as defined in Neb. Rev. Stat. §76-201):

SEE ATTACHED EXHIBIT "A"

subject to easements, reservations and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record; and subject to existing mortgage of record recorded at Book 2126, Page 51, on September 20, 1976, Douglas County, Nebraska, in favor of Commercial Federal Saving & Loan Association, which Grantee accepts and agrees to pay its pro rata share.
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against any acts of GRANTOR.

Effective October 1, 1999.

FIRST NATIONAL BANK OF OMAHA, N.A.

By: H. David Neely, Sr.
Trustee *vice President + Trust Officer*

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on October 1, 1999, by H. David Neely, Sr., a Vice President + Trust Officer of the First National Bank of Omaha, N.A.

Laurie B. Meyers
Notary Public

Andersen, Berkshire, Lauritsen & Brower
8805 Indian Hills Drive, Suite 200
Omaha, NE 68114
(402) 397-0666



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EXHIBIT A

PARCEL 1:

The East 635 feet of the North 330 feet of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, except those parts thereof taken for street purposes, together with the East 635 feet of the South 330 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, except that part thereof taken for street purposes, more particularly described as follows:.

Beginning at a point 50 feet West of the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 36; thence (assuming the East line of said NE 1/4 of Section 36 to be North/South in direction) North along a line parallel with and 50 feet West of the East line of said Northeast 1/4 for 330.78 feet; thence N 89°37'22" W for 584.75 feet along the North line of the South 330 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 36; thence South for 379.99 feet to a point of curve; thence Southeasterly along a curve to the left (having a radius of 300.0 feet) for an arc distance of 133.62 feet to a point of reverse curve; thence Southerly along a curve to the right (having a radius of 350.0) for an arc distance of 157.94 feet to a point on the South line of the North 330 feet of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 36; thence S 89°37'27" E for 521.31 feet along said South line; thence North along a line parallel with and 50 feet West of the East line of the Northeast 1/4 of said Section 36 for 330.79 to the point of beginning.

PARCEL 2:

That part of the SE 1/4 of the NE 1/4 of Section 36, T15N, R12E of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at a point which is North 1103.00 feet and N 89°38'20" W, 182.00 feet of the SE corner of the SE 1/4 of the NE 1/4 of said Section 36; thence continuing N 89°38'20" W 453.22 feet to the East line of 61st Avenue; thence S 00°00'50" E 110.28 feet on the East line of 61st Avenue; thence S 89°38'20" E 453.30 feet; thence North 110.28 feet to the point of beginning.