

WARRANTY DEED

Leonard A. Simon and Betty Simon, husband and wife,

, Grantor, whether one or more,

in consideration of One Dollar and other valuable consideration-----

....., receipt of which is hereby acknowledged, conveys to

LBBJ Company, a partnership,

, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in

Douglas

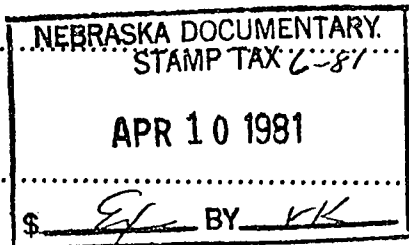
County, Nebraska:

See attached legal description marked Exhibit A.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: *March 2*, 19 *81*



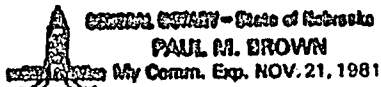
Leonard A. Simon
Leonard A. Simon

Betty A. Simon
Betty Simon

State of Nebraska

County of *Douglas*

The foregoing instrument was acknowledged before me on *2* day of *March*, 1981, by *Leonard A. Simon and Betty Simon, husband and wife*



Paul M. Brown
Notary Public

STATE OF NEBRASKA

County of

Filed for record and entered in Numerical Index on

at o'clockM., and recorded in Deed Record, Page

By:
County or Deputy County Clerk
Register of Deeds or Deputy Register of Deeds

*16007 Meadow Ridge Dr
128059*

Exhibit A

A tract of land located in the Northwest Quarter (NW¼) of Section 4, Township 14 North, Range 12, East of the 6th P.M. in Douglas County, Nebraska, boundaries of which are described as follows:

Commencing at the Southwest corner of the Northwest Quarter (NW¼) of said Section 4, which point is the intersection of the Centerlines of L Street and 108th Street; thence North 0°31'00" West, along the West line of said Northwest Quarter (NW¼) (Centerline of 108th Street), 589.93 feet to the Centerline of J Street, thence due east along the Center line of J Street, 701.33 feet to a point on the extended common boundary lines between a tract of land owned by the State of Nebraska, Department of Roads and a tract of land owned by D. H. Overmyer Company; thence North 0°29'00" West, along said Common Boundary Line, 356.48 feet to the Northwest Corner of the Overmyer tract; thence North 89°50'27" East, along the Northerly boundary of the Overmyer tract, 418.43 feet to the Point of Beginning; thence North 0°30'44" West for a distance of 328.17 feet to a point on the Southerly right-of-way line of I Street; thence South 89°53'00" West, along said Southerly right-of-way Line, 150.00 feet to a point; thence South 0°30'43" East for a distance of 328.28 feet to a point on the North Boundary of said Overmyer tract; thence North 89°50'27" East, along the North boundary of said Overmyer tract, 150.00 feet to the point of beginning and subject to an easement for railroad trackage.

36 deed

RECEIVED

1981 APR 10 PM 1:19

C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Book 1665
Page 295
of deed

Fee 6.25
Index ✓
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