TRUSTEE'S SPECIAL **WARRANTY DEED**

800x1755 PAGE 596

WILLIAM E. MOONEY, JR.,

GRANTOR, in consideration of

Ten Dollars (\$10.00) and other valuable consideration DOLLARS received from GRANTEE,

TALTON K. ANDERSON and MARY JOY ANDERSON, Husband and Wife conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit A attached hereto.

This conveyance is to the Grantees as Tenants in Common and not as Joint Tenants with Right of Survivorship.

NEBRASKA DOCUMENTARY STAMP TAX		
Date .	5-24-85 Ex By VS	

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record and current prorated taxes;
- (2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estatherm through or under Grantor. Executed May 24	ate against the lawful claims of all persons claiming by,
•••••	Vm S/Money J
•••••	William E. Mooney, Jr., Trustee
TATE OF MEDDAGEA	
COUNTY OFDOUGLAS) SS. .)
	me on
William E. Mooney, Jr., Tr	rustee

Notery Public My commission expires 4-15-89

CENERAL MICHAYA

STATE OF NEBRASKA, County of

Filed for record and entered in Numerical Index on....

19 . . . at o'clock . . . M., and

recorded in Deed Record Page

County or Deputy County Clerk Register or Deputy Register of Deeds

TA 11895

EXHIBIT "A"

LEGAL DESCRIPTION

The West 1/2 of the SW 1/4 of the SW 1/4 of Section 17, T15N, R12 East of the 6th P.M. Douglas County, Nebraska, lying South of the South property line of Webster St. and less roads and all more particularly described as follows:

Referring to the southwest corner of said quarter quarter section, thence easterly (N89°31'35"E) a distance of 655.49 feet along the south line of said quarter quarter section; thence northerly deflecting 089 degrees, 28 minutes left (N0°03'35"E), a distance of 75.19 ft. along the property line of the grantor to the point of beginning. Thence northerly deflecting 00 degrees, 00 minutes (N0°03'35"E)

a distance of 81.60 ft. Thence northwesterly on a 257.58 ft. radius curve to the right, deflection to the initial tangent being 032 degrees, 23 minutes left, a distance of 145.73ft. subtending a central angle of 032 degrees, 25 minutes; thence northerly deflecting 00 degrees, 00 minutes ($N0^{\circ}05'35''E$) a distance of 146.83 ft. along the west edge of Webster St; thence northerly on a 177.58 ft. radius curve to the left, deflection to the initial tangent being 00 degrees, 00 minutes, a distance of 279.07 ft. (arc dist.) subtending a central angle of 090 degrees, 03 minutes; thence westerly (N88°58'04.2"W) deflecting 00 degrees, 57 minutes right and along the south edge of Webster St., a distance of 393.01 ft. to a point 45 ft. east of the West line of Section 17, which pt. also is the east line of 120th. St. right of way; thence southerly deflection 090 degrees, 57 minutes left (S0°03'11.8"W) and parallel to the West line of the Section, a distance of 387.08 ft. to the north line of Nebr. State Hywy., discharge ramp; thence southeasterly deflecting 061 degrees, 02 minutes left (S60°58'48.2"E) a distance of 178.22 ft.; thence southeasterly on a 616.62 ft. radius curve to the left, deflection to the initial tangent being 004 degrees 01 minutes left. a distance of 220.26 ft. (arc) subtending a central angle of 020 degrees, 28 minutes; thence easterly (S84°47'17"E) deflecting 000 degrees 39 minutes to the right along the north edge of discharge ramp right of way (which has no ingress or egress) a distance of 243.63 ft. act. (243.59 plat) to the pt. of beginning.

RECEIVED

385 NAY 24 PH 3: 51

GEORGE LE RECHES

RECHTER OF FEEDS

DOUGLAS COLLECTED

O. A. Deco

Book 1733
8-216.
8-216.
8-216.
17.40.11

