



DEED 2006018845



FEB 22 2006 08:12 P 1

Nebr Doc Stamp Tax 2/22/06 Date \$3825. <sup>00</sup> By JB
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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
2/22/2006 08:12:28.18



2006018845

## WARRANTY DEED

(36)

**KNOW ALL MEN BY THESE PRESENTS THAT I, or WE**, Thomas L. Campbell and Phyllis A. Campbell, Husband and Wife herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantee, do hereby grant, bargain, sell convey and confirm unto Michael W. Steigleder, A Married Person herein called the grantee whether one or more, the following described real property in DOUGLAS, NE:

That part of Lot Two (2), Block Two (2), Cornhusker Industrial Park No. 2, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, being located within part of the Northeast Quarter of Section 3, in Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska (a replat of Lots 3 and 4, Block 5, Parcel "B", Cornhusker Industrial Park), more particularly described as follows: Commencing at the Northwest corner of said Lot 2, Block 2; thence South 89 degrees 22'25" East (assumed bearing) along the South right-of-way of "J" Street, a distance of 15.03 feet to the point of beginning; thence continuing South 89 degrees 22'25" East a distance of 200.00 feet; thence South 00 degrees 37'35" West along a line 184.97 feet West of and parallel to the East line of said Lot 2, Block 2, a distance of 489.95 feet; thence North 89 degrees 19'49" West along the South line of said Lot 2, Block 2, a distance of 191.22 feet; thence North 00 degrees 24'03" West a distance of 489.87 feet to the point of beginning

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance **except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: FEBRUARY 17 2006

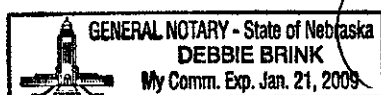
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FEE 550 FB \_\_\_\_\_  
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Thomas L. Campbell  
Thomas L. Campbell  
Phyllis A. Campbell  
Phyllis A. Campbell

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of FEBRUARY, 2006 by Thomas L. Campbell and Phyllis A. Campbell, Husband and Wife



Debbie Brink  
Notary Public

My Commission expires:

(36)

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