



BK 1894 PG 048-049



DEED 1991 02477

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

SURVIVORSHIP WARRANTY DEED

BOOK 1894 PAGE 48

NEBRASKA DOCUMENTARY STAMP TAX 586. Date 3-12-91 \$ Ef By Ma

RAYMOND F. ELLIS & LORRAINE ELLIS, husband and wife herein called the grantor whether one or more, in consideration of Love and affection

received from grantees, does grant, bargain, sell convey and confirm unto Raymond F. Ellis and Lorraine Ellis, husband and wife and Randall D. Ellis, single

as joint tenants with right of survivorship, and not as tenants in common, the following described real

property in Douglas County, Nebraska:

2477 Deed A

SEE ATTACHED

RECEIVED Mar 12 12 59 PM '91 GEORGE J. SUT: CLERK REGISTER OF DEEDS DOUGLAS COUNTY, NE

WR 1894 N PG 48-49 N 23-15-12 DEL MC WC OF Lead of COMP W. E/B 01-60000

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from encumbrance

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.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated MARCH 12 19 91

Raymond F. Ellis Lorraine Ellis

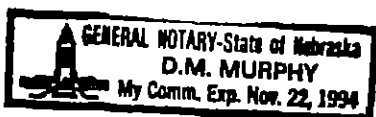
STATE OF NEBRASKA County of Douglas

Before me, a notary public qualified for said county, personally saw Raymond F. Ellis and Lorraine Ellis, husband and wife

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on February MARCH 12 19 91

D. Murphy Notary Public



My commission expires 19

LEGAL DESCRIPTION

A TRACT OF LAND IN SECTION 23, TOWNSHIP 15 NORTH, RANGE 12, EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT 1709.50 FEET SOUTH AND 50.00 FEET WEST OF THE EAST $\frac{1}{2}$ CORNER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 12, EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, THENCE SOUTH 183.53 FEET, THENCE RUNNING ALONG THE BANK OF THE LITTLE PAPILLION CREEK N50°02'41" W FOR 65.95 FEET, THENCE N42°35'10"W FOR 130.70 FEET TO A POINT OF CURVATURE, THENCE LEFT ALONG THE ARC OF A CURVE WITH A RADIUS OF 464.56 FEET FOR 64.73 FEET TO A POINT WHICH BEARS N46°34'40"W AND A DISTANCE OF 64.68 FEET FROM THE PREVIOUSLY DESCRIBED COURSE, THENCE N89°51'00"E FOR 185.98 FEET TO THE POINT OF BEGINNING. IN THIS DESCRIPTION THE EAST LINE OF SECTION 23 IS ASSUMED AS DUE SOUTH, A/K/A PARCEL "C", TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES BEGINNING AT A POINT 1697.00 FEET SOUTH AND 50.00 FEET WEST OF THE EAST $\frac{1}{2}$ CORNER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 12, EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, THENCE SOUTH FOR 25.00 FEET, THENCE S89°51'00"W FOR 20.00 FEET TO A POINT 12.5 FEET SOUTH OF THE NORTH PROPERTY LINE OF PARCEL "C", THENCE NORTH FOR 25.00 FEET, THENCE N89°51'00"E FOR 20.00 FEET TO THE POINT OF BEGINNING. IN THIS DESCRIPTION THE EAST LINE OF SAID SECTION 23 IS ASSUMED AS DUE SOUTH; AND A 12.5 FOOT EASEMENT ADJACENT TO PARCEL "C" BEGINNING AT A POINT 1893.03 FEET SOUTH AND 50.00 FEET WEST OF THE EAST $\frac{1}{2}$ CORNER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 12, EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, THENCE CONTINUING SOUTH FOR 16.31 FEET ALONG THE WEST LINE OF 72ND STREET, THENCE NORTH-WESTERLY ALONG THE NORTH BANK OF THE LITTLE PAPILLION CREEK N50°02'41"W FOR 77.24 FEET ON A LINE WHICH IS 12.5 FEET SOUTHWESTERLY FROM THE PARCEL "C" PROPERTY LINE, THENCE N42°35'10"W FOR 131.52 FEET TO A POINT OF CURVATURE, THENCE BEARING LEFT ALONG THE ARC OF A CURVE WITH A RADIUS OF 452.06 FEET FOR 78.43 FEET TO A POINT WHICH BEARS N47°33'24"W AND A DISTANCE OF 78.33 FEET FROM THE PREVIOUSLY DESCRIBED COURSE, THENCE N89°51'00"E FOR 20.03 FEET TO THE NORTHWEST CORNER OF PARCEL "C", THENCE BEARING RIGHT ALONG THE ARC OF A CURVE WITH A RADIUS OF 464.56 FEET FOR 64.73 FEET TO A POINT WHICH BEARS S46°34'40"E FOR 64.08 FEET FROM THE PREVIOUSLY DESCRIBED COURSE, THENCE S42°35'10"E FOR 130.70 FEET, THENCE S50°02'41"E FOR 65.95 FEET TO THE POINT OF BEGINNING. IN THIS DESCRIPTION THE EAST LINE OF SECTION 23 IS ASSUMED AS DUE SOUTH. THIS EASEMENT WAS CONVEYED BY CONVEYANCE RECORDED ON MARCH 12, 1968 IN MISCELLANEOUS BOOK 462, PAGE 375 IN THE OFFICE OF THE REGISTER OF DEEDS, DOUGLAS COUNTY, NEBRASKA.