



DEED 2005031749



MAR 22 2005 13:14 P 2

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| Neb. Doc Stamp Tax |
| 3/22/05            |
| Date               |
| \$ 5.05            |
| By DK              |

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
3/22/2005 13:14:16.19



### WARRANTY DEED

THAT we, RAYMOND F. ELLIS and LORRAINE ELLIS, husband and wife, and RANDALL D. ELLIS, a single person, hereinafter called the "Grantor" whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, do hereby grant, bargain, sell, convey and confirm unto RANDAL D. ELLIS, herein called the "Grantee" whether one or more, the following described real estate in Douglas County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

A tract of land in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 23, Township 15 North, Range 12 East of the 6<sup>th</sup> P.M., in the City of Omaha, in Douglas County, Nebraska; more particularly described on Exhibit "A" attached.

Grantors covenant jointly and severally, with Grantee that Grantors:

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

Executed this 22<sup>nd</sup> day of March, 2005.

Raymond F. Ellis  
Raymond F. Ellis

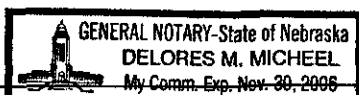
Lorraine Ellis  
Lorraine Ellis

Randall D. Ellis  
Randall D. Ellis

STATE OF NEBRASKA     )  
  ) SS.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me on March 22, 2005, by Raymond F. Ellis and Lorraine Ellis, husband and wife, and Randall D. Ellis, a single person.

My Commission Expires: Debra M. Micheel  
Notary Public



RETURN: Randal Ellis  
928 So 72nd Street  
Omaha NE 68114  
402-397-9009

Deed  
FEE 10.50     FB 01-100000  
BKP 23-1512 C/O     COMP  
DEL     SCAN     FV  
CASH

**EXHIBIT A****LEGAL DESCRIPTION**

A tract of land in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 23, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point 1,709.50 feet South and 50.00 feet West of the East Quarter Corner of said Section 23; thence South, 183.53 feet; thence running along the bank of the Little Papillion Creek, North 50°02'41" West, for 65.95 feet; thence North 42°35'10" West, 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 North 46°34'40" West and a distance of 64.68 feet from the previously described course; thence North 89°51'00" East, for 185.98 feet, to the Point of Beginning;

Except that portion described as follows:

A tract of land located in the SE 1/4 of the SE 1/4 of Section 23, T15N, R12E of the 6th P.M., Douglas County, Nebraska, and described as follows: Beginning at a point 576.94 meters (1,892.84 feet) south of and 15.24 meters (50.00 feet) west of the northeast corner of the said SE 1/4 of the SE 1/4 of Section 23; thence N52°00'51"W a distance of 6.11 meters (20.05 feet); thence N02°11'31"W a distance of 1.03 meters (3.38 feet); thence N24°06'31"W a distance of 3.14 meters (10.30 feet); thence N01°38'14"W a distance of 14.46 meters (47.44 feet); thence N88°22'30"E a distance of 1.13 meters (3.71 feet); thence N01°12'27"W a distance of 7.26 meters (23.82 feet); thence S88°48'23"W a distance of 0.30 meters (.98 feet); thence N01°12'20"W a distance of 1.20 meters (3.94 feet); thence N88°48'23"E a distance of 0.30 meters (.98 feet); thence N01°12'24"W a distance of 19.04 meters (62.47 feet); thence N18°55'33"W a distance of 4.11 meters (13.48 feet); thence N00°55'52"W for a distance 2.14 meters (7.02 feet); thence N87°52'49"E a distance of 5.47 meters (17.95 feet); thence S01°58'10"E a distance of 55.94 meters (183.53 feet) to the Point of Beginning and containing 282.80 square meters (3044.03 s.f.), more or less.

Together with non-exclusive easement rights appurtenant thereto for parking and ingress and egress incidental thereto as established by Permanent Easement dated March 12, 1968 and recorded April 19, 1968, in Book 462 at Page 375 of the Miscellaneous Records of Douglas County, Nebraska;

And, together with non-exclusive easement rights appurtenant thereto for driveway purposes as established by Warranty Deed dated December 6, 1974 and recorded December 6, 1974, in Book 1513 at Page 573 of the Deed Records of Douglas County, Nebraska.

NOTE: In this description the East line of Section 23 is assumed as due South, and said tract is sometimes known as Parcel "C."