



DEED 2016043770



JUN 07 2016 15:52 P 2

Nebr Doc Stamp Tax
06-07-2016 Date
\$1575.00
By PN

Fee amount: 16.00
FB: 01-60000
COMP: PN

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
06/07/2016 15:52:54.00



2016043770

WARRANTY DEED

Brian F. Vencil and Londa L. Vencil, a married couple GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration received from **GRANTEE, Altech Valley, LLC, a Nebraska limited liability company**, conveys to **GRANTEE**, the following-described real estate (as defined in Neb. Rev. Stat. 76-201).

v1-22269

Lot Three (3), Legacy Valley, a Subdivision in Douglas County, Nebraska.
AND

01 -60000

A parcel of land being part of the West Half of the Southwest Quarter of the Southeast Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$) and part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), all in Section Thirty-Two (32), Township Sixteen (16) North, Range Ten (10) East of the 6th P.M., Douglas County, Nebraska, being described as follows: Commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Thirty-Two (32); thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) on the South line of said Southeast Quarter (SE $\frac{1}{4}$), a distance of 156.89 feet to a point on the East Right of Way Line of U.S. Highway No. 275, this being the true point of beginning, thence continuing North 90 degrees 00 minutes 00 seconds East on said South line, a distance of 504.86 feet to the Southeast corner of said West Half Southwest Quarter Southeast Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$); thence North 00 degrees 05 minutes 30 seconds East on the East line of said West Half (W $\frac{1}{2}$), a distance of 1,323.31 feet to the Northeast corner of said West Half (W $\frac{1}{2}$); thence North 89 degrees 59 minutes 05 seconds West on the North line of said West Half (W $\frac{1}{2}$), a distance of 661.56 feet to the Northwest corner of said West Half (W $\frac{1}{2}$), this also being the Southeast corner of Legacy Valley, a Subdivision platted in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Thirty-Two (32); thence North 89 degrees 59 minutes 07 seconds West on the South line of said Legacy Valley, a distance of 325.05 feet to the Southeast corner of Lot Four (4) of said Legacy Valley; thence North 89 degrees 59 minutes 43 seconds West continuing on the South line of said Legacy Valley, a distance of 268.33 feet to the Southwest corner of said Legacy Valley, this point being on the East Right of Way Line of U.S. Highway No. 275; thence Southeasterly on said East Right of Way Line as follows: South 08 degrees 02 minutes 12 seconds East 198.03 feet, South 25 degrees 13 minutes 50 seconds East 250.33 feet, South 33 degrees 44 minutes 50 seconds East 822.73 feet, South 35 degrees 48 minutes 22 seconds East 267.52 feet to the true point of beginning.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed on this 2nd day of June, 2016.

Brian F. Vencil
Brian F. Vencil

Londa L. Vencil
Londa L. Vencil

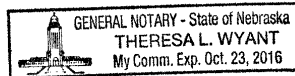
State of Nebraska

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County of Douglas

The foregoing instrument was acknowledged before me this 2 day of June, 2016 by **Brian F. Vencil**.

Theresa L. Wyant
Notary Public



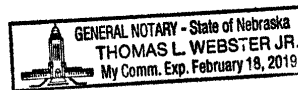
State of Nebraska

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County of Douglas

The foregoing instrument was acknowledged before me this 3 day of June, 2016 by **Londa L. Vencil**.

Thomas L. Webster Jr.
Notary Public



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