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DEED 2000 17820

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AFGISTER OF DEEDS POLAS COUNTY, NE

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## WARRANTY DEED

WILLIAM R. ALFORD and DOROTHY N. ALFORD, husband and wife, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, ALFORD BROOK PARK, INC., conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. §76-201):

That part of the NE ¼ of Section 10, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, described as follows: Commencing at the SW corner of said NE ¼; thence North (assumed bearing) on the West line of said NE ¼, 288.00 feet; thence East, 80.00 feet to the point of beginning, said point also being the N.W. corner of a tract of land as described in Deed Book 1520 at Page 419 of the Douglas County Records and hereinafter called Tract "A"; thence East on the Northerly line of said Tract "A", 15.00 feet; thence North on the Northerly line of said Tract "A", 12.00 feet; thence East on the Northerly line of said Tract "A", 85.00 feet; thence South on the Easterly line of said Tract "A", 27.00 feet to the N.W. corner of a tract of land described in Deed Book 1640 at Page 728 of the Douglas County Records and hereinafter called Tract "B"; thence N 89°57'12" E on the Northerly line of said Tract "B", 52.00 feet to a point of curve; thence Northeasterly on the Northerly line of said Tract "B" on a 148.45 feet radius curve to the left (chord bearing N. 84°34'33" E, chord distance 27.82 feet), an arc distance of 27.87 feet; thence North 232.96 feet; thence West 179.70 feet; thence South on a line 80.00 feet East of and parallel to the West line of said NE ¼, 220.63 feet to the point of beginning.

DEL\_

After recording, please return to: Matthew T. Payne Gaines, Pansing & Hogan 10050 Regency Circle, Ste. 200 Omaha, NE 68114

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Grantor covenants, jointly and severally, with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except the covenants, conditions, restrictions and easements of record, and the lien for real estate taxes currently due but not yet delinquent;
  - (2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title	e to the real	estate against the	iawiui ciaiiii	s or an	persons.
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Executed Illover , 2000.

William R. Alford

Borothy N. Alford

STATE OF NEBRASKA )

) ss.:

**COUNTY OF DOUGLAS)** 

The foregoing instrument was acknowledged before me on October 31, 2000, by William R. Alford and Dorothy N. Alford, husband and wife.

GENERAL NOTARY-State of Nebraska
THOMAS R. PANSING, JR.
My Comm. Exp. July 5, 2001

Notary Public

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