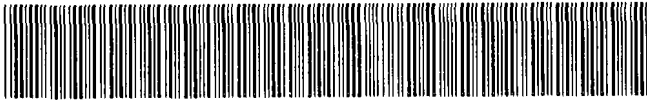


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IN THE DISTRICT COURT OF DOUGLAS COUNTY, NEBRASKA

VERN G. KESSLER and JENENE  
M. KESSLER, Husband and Wife,

Plaintiffs,

vs.

LOUISE C. ANDERSEN, Trustee, and  
BERNARD CHAMBERLIN CONNELLY, and  
\_\_\_\_\_ CONNELLY, his wife, first real  
and true name unknown, and the Heirs,  
Devisees, Legatees, Legal Representatives  
and all other persons interested in the estates  
of BERNARD CHAMBERLIN CONNELLY, and  
\_\_\_\_\_ CONNELLY, husband and wife,  
Deceased, real names unknown; and the  
beneficiaries of the trust for which LOUISE C.  
ANDERSEN is the designated trustee, real  
names unknown, the Heirs, Devisees,  
Legatees, Legal Representatives and all other  
persons interested in the Estate of LOUISE C.  
ANDERSEN, Deceased, and \_\_\_\_\_  
ANDERSEN, husband and wife, deceased,  
real name unknown, and all persons having  
or claiming any interest in and to the East 6  
Feet of Tax Lot 23, in the Northwest 1/4 of  
Section 4, Township 15 North, Range 13,  
East of the 6<sup>th</sup> P.M. in Douglas County,  
Nebraska, and any interest in a 15 foot wide  
strip of land in the Northeast 1/4 of the  
Northwest 1/4 of Section 4, Township 15  
North, Range 13 East of the 6<sup>th</sup> P.M., Douglas  
County, Nebraska, lying between Tax Lot 23  
and the West boundary of Lots 16, 17 and  
18, O'Brien's Addition, excepting therefrom  
the East 7.5 feet adjoining Lot 16, O'Brien's  
Addition on the West.

Defendants.

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CLERK DISTRICT COURT

On July 28<sup>th</sup>, 1998, this cause came on for hearing upon the petition of Vern G. Kessler and Jenene M. Kessler, husband and wife, plaintiffs, and the evidence. Plaintiffs

appeared by and through plaintiffs' attorney, Sheldon J. Harris. All defendants having failed to answer or otherwise plead, their defaults are entered.

The Court finds:

1. The Court has jurisdiction of all the parties and the subject matter.
2. The allegations of the petition are generally true.
3. Vern G. Kessler and Jenene M. Kessler, husband and wife, plaintiffs, are the owners as joint tenants in fee simple of the following described property:

East 6 Feet of Tax Lot 23, in the Northwest 1/4 of Section 4, Township 15 North, Range 13, East of the 6<sup>th</sup> P.M. in Douglas County, Nebraska, and any interest in a 15 foot wide strip of land in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 15 North, Range 13 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, lying between Tax Lot 23 and the West boundary of Lots 16, 17 and 18, O'Brien's Addition, excepting therefrom the East 7.5 feet adjoining Lot 16, O'Brien's Addition on the West, herein referred to as the "Subject Real Estate."

4. Plaintiffs and plaintiffs' predecessors in title have been in actual, continuous, notorious, exclusive, and adverse possession of the above described real estate under claim of title for more than ten (10) years immediately prior to the commencement of this action, intending and claiming such title and possession against all persons whomsoever, during all of this time.

5. The fee title and right of possession to the Subject Real Estate should be quieted and confirmed in plaintiffs as joint tenants.

IT IS ORDERED, ADJUDGED AND DECREED that the fee simple title and the right of possession to the Subject Real Estate be and the same is quieted and confirmed in plaintiffs, Vern G. Kessler and Jenene M. Kessler, as joint tenants, as against each of the defendants and against all persons having or claiming any interest in the Subject Real Estate, real names unknown, and each and all of them are hereby enjoined forever from asserting any claim or interest in such real estate, or any part thereof, including the heirs, devisees, legatees, legal representatives, and all other persons interested in the Estate of BERNARD CHAMBERLIN CONNELLY, and \_\_\_\_\_ CONNELLY, husband and wife, Deceased, real names unknown; and the beneficiaries of the trust for which LOUISE C. ANDERSEN is the designated trustee, real names unknown, the Heirs, Devisees, Legatees, Legal Representatives and all other persons interested in the Estate of LOUISE C. ANDERSEN, Deceased, and \_\_\_\_\_ ANDERSEN, husband and wife, deceased, real

name unknown, and all persons having or claiming any interest in and to the Subject Real Estate.

BY THE COURT:

  
\_\_\_\_\_  
District Judge

PREPARED AND SUBMITTED BY:

Sheldon J. Harris, #11725  
Brent M. Kuhn, #19072  
HARRIS, FELDMAN LAW OFFICES  
Suite 101 Regency One Building  
10050 Regency Circle  
Omaha, Nebraska 68114  
(402) 397-1200

State of Nebraska )  
 ) SS  
County of Douglas )

I hereby certify that the above and foregoing is a true  
And correct copy as the same appears fully upon the  
Records and files of the Court now in my charge.

Clerk of the District Court of Douglas County , Nebraska

By Vicki Meyer Deputy

Date: March 19, 2015

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