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FILED SARY COUNTY NEBRASKA
INSTRUMENT NUMBER

NEBRASKA DOCUMENTARY
STAMP TAX

2019-04919

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03/18/2019 11:15:52 AM

J. Voughtaling
COUNTY CLERK/REGISTER OF DEEDS

By: amber



DEED

**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE**

Ron Buesing and Bonnie J. Mink, Co-Personal Representatives of the Estate of John M. Ward, Deceased, pursuant to appointment by the County Court of Sarpy County, Nebraska, GRANTOR, conveys and releases equally to Ron Buesing and Bonnie J. Mink, Co-Trustees of the John M. Ward Family Living Trust dated December 10, 2007, GRANTEE, an undivided $\frac{3}{4}$ interest in and to the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Legal Description attached hereto as Exhibit "A"

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed: March 11, 2019.

Ron Buesing
Ron Buesing, Co- Personal Representative
of the Estate of John M. Ward, Deceased

Bonnie J. Mink
Bonnie J. Mink, Co- Personal
Representative of the Estate of John M.
Ward, Deceased

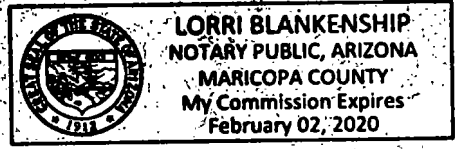
Record & Return To: Adams & Sullivan, P.C., L.L.O., 1246 Golden Gate Drive, Suite 1, Papillion, NE 68046

STATE OF ARIZONA)
) ss.
COUNTY OF Maricopa)

Ron Buesing, the undersigned, being first duly sworn on oath, deposes and says that the undersigned is one of the Applicants named in the foregoing Application, that the undersigned has read it, knows the contents therein, and that the facts therein contained are accurate and complete to the best of the undersigned's knowledge and belief.

Ron Buesing
Ron Buesing

Subscribed and sworn to before me on March 8th, 2019.



Lorri Blankenship
Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF Clark)

Bonnie J. Mink, the undersigned, being first duly sworn on oath, deposes and says that the undersigned is one of the Applicants named in the foregoing Application, that the undersigned has read it, knows the contents therein, and that the facts therein contained are accurate and complete to the best of the undersigned's knowledge and belief.

Bonnie J. Mink
Bonnie J. Mink

Subscribed and sworn to before me on March 10, 2019.



Lori Maughan-Arnone
Notary Public

EXHIBIT "A"

All of the SW1/4 of the SE1/4 of Section 14, Township 13 North, Range 12, East of the 6th P.M., in Sarpy County, Nebraska,

EXCEPT for County Road Right of Way;

AND EXCEPT that portion thereof included in the Plat of Hidden Valley Ranches;

AND EXCEPT all of Tax Lot 2 A, located in the Southwest ¼, Southeast ¼, Section 14, Township 13 North, Range 12, East of the 6th P.M., Sarpy County, Nebraska, less the right of way taken by Sarpy County for Platteview Road, more particularly described as follows: Commencing at the Northwest corner of Southwest ¼, Southeast ¼, Section 14, Township 13 North, Range 12, East, thence North 89 degrees 55 minutes 55 seconds East (assumed bearing) along the North line of said Tax Lot 2 A, distance of 507.00 feet; thence South 00 degrees 05 minutes 20 seconds West a distance of 63.17 feet to a point on the South right-of-way line of Platteview Road and the point of beginning; thence continuing South 00 degrees 05 minutes 20 seconds West, along the East line of Tax Lot 2 A, a distance of 735.78 feet to a point on the North line of Hidden Valley Ranches; thence South 89 degrees 57 minutes 40 seconds West, along said North line of Hidden Valley Ranches, a distance of 507.00 feet, to a point on the West line of Southwest ¼ of the Southeast ¼ of said Section 14, Township 13 North, Range 12, East; thence North 00 degrees 05 minutes 20 seconds East along said West line, a distance of 733.89 feet to a point on the South right-of-way line of Platteview Road; thence South 89 degrees 58 minutes, 54 seconds East along said South right-of-way line a distance of 28.36 feet; thence North 89 degrees 43 minutes 53 seconds East along said South right-of-way, a distance of 478.65 feet to the point of beginning;

AND EXCEPT those portions conveyed to The County of Sarpy for road purposes, more particularly described as:

Part of the Southwest ¼ of the Southeast ¼ of Section 14, Township 13 North, Range 12, East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows: ~

Commencing at the Northwest corner of the South ½ of the Southwest ¼ of Section 14, Township 13 North, Range 12, East of the 6th P.M.; thence N 89°55'55" E (assumed bearing) along the North line of the South ½ of the Southwest ¼ and the North line of Tax Lot 2, a distance of 3179.14 feet to the Point of Beginning; thence continuing N 89°55'55" E, along the North line of the Southwest ¼ of the Southeast ¼ of said Section 14, a distance of 102.22 feet; thence S 00°00'00" E, a distance of 74.95 feet; thence N 81°44'20" W, a distance of 81.81 feet; thence S 89°43'49" W, a distance of 21.18 feet; thence N 00°04'05" W, a distance of 63.17 feet to the Point of Beginning; and Beginning at the Northeast corner of the Southwest ¼ of the Southeast ¼ of Section 14, Township 13 North, Range 12, East of the 6th P.M.; thence S 00°00'23" W (assumed bearing), along the East line of the Southwest ¼ of the Southeast ¼ of said Section 14, a distance of 300.00 feet; thence S 89°55'55" W, a distance of 77.00 feet; thence N 00°05'52" E, a distance of 239.47 feet; thence S 85°17'17" W, a distance of 130.08 feet; thence N 87°24'26" W, a distance of 200.25 feet; thence S 81°11'58" W, a distance of 101.12 feet; thence S 89°43'49" W, a distance of 10.39 feet to a point on the East line of Tax Lot 3 in said Section 14, Township 13 North, Range 12, East; thence N 00°00'00" W, along said East line of Tax Lot 3, a distance of 77.08 feet to a point on the North line of the Southwest ¼ of the Southeast ¼ of said Section 14; thence N 89°55'55" E, along said North line of the Southwest ¼ of the Southeast ¼ of said Section 14, a distance of 516.64 feet to the Point of Beginning;

AND EXCEPT a tract of land in the Southwest ¼ of the Southeast ¼ of Section 14, Township 13 North, Range 12, East of the 6th P.M., in Sarpy County, Nebraska, more particularly described as follows: Commencing 3278.36 feet East of the Northwest corner of the Southwest ¼ of the Southwest ¼ of said Section 14; thence East 208.71 feet; thence South 208.71 feet; thence West 208.71 feet; thence North 208.71 feet to the Point of Beginning; except a tract for road purposes described in Warranty Deed to the County of Sarpy recorded March 5, 1980, in Book 155, Page 504, Deed Records, Sarpy County, Nebraska; also known as Tax Lot 3;

AND EXCEPT that portion conveyed to Sarpy County, Nebraska for road purposes, more particularly described as: The West 17.0 feet of the East 50.00 feet of the North 488.87 feet of the South 1,013.47 feet of

the Southwest ¼ of the Southeast ¼ of Section 14, Township 13 North, Range 12, East of the 6th P.M., Sarpy County, Nebraska.

2019-04919 (4)