



DEED 2015103951



DEC 10 2015 13:34 P 3

Nebr Doc Stamp Tax
Date 12-10-15
\$ 7411
By JB

deed  $\frac{3}{1}$  (A)  
 FEE 222 FR 01-60000  
 BKP 7-15-11 C/O MS COMP. BW  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 12/10/2015 13:34:35.39  
 2015103951

After Recording Return To: Missouri River Title, 11239 Chicago Cirde, Omaha, NE 68154 (402) 333-1025

### TRUSTEE'S SPECIAL WARRANTY DEED

Shirley I. Ficken, Trustee of the Shirley I. Ficken Revocable Trust created by Trust Agreement Dated December 12, 2014, and any amendments, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, One Professional Square, LLC, a Nebraska Limited Liability Company, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

SEE EXHIBIT "A" ATTACHED HERETO

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

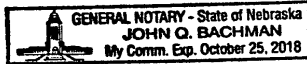
1. is lawfully seized of such real estate and that it is free from encumbrances, except those shown on Exhibit "B";
2. has legal power and lawful authority to convey the same; and
3. warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Dated this 8 day of December, 2015.

Shirley I. Ficken, Trustee of the Shirley I. Ficken Revocable Trust created by Trust Agreement dated December 12, 2014, and any amendments

State of Nebraska )  
 ) ss.  
 County of Douglas )

The foregoing instrument was acknowledged before me on this 8 day of December, 2015, by Shirley I. Ficken, Trustee of the Shirley I. Ficken Revocable Trust created by Trust Agreement dated December 12, 2014, and any amendments, as her free and voluntary act and deed.



Notary Public  
 My commission expires: 10-25-18

File No.: 20150915

(MRT 5) ~515292 + chy

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

File No.: 20150915

NWNE  
NE NE

The East 50 acres of the North 1/2 of the NE 1/4 of Section 7, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska,

EXCEPT that portion taken for highway right of way purposes as set forth in the Return of Appraisers recorded December 23, 1982 in Book 681 at Page 472, more particularly described as follows:

Referring to the Northwest corner of said part of the West 30 acres of the North 1/2 of the NE 1/4; thence Easterly, a distance of 658.03 feet along the North line of said Quarter Section to the point of beginning; thence Easterly deflecting 000°00'00", a distance of 338.00 feet along the North line of said Quarter Section; thence Southerly deflecting 090°34'11" right, a distance of 63.28 feet along the property line of the condemnee(s); thence Westerly deflecting 081°17'19" right, a distance of 318.09 feet; thence Northerly deflecting 086°24'42" right, a distance of 110.63 feet along the property line of the condemnee (s) to the point of beginning, containing 0.65 acres, more or less, which includes 0.25 acres, more or less, previously occupied as public highway.

AND EXCEPT that portion taken for highway right of way purposes set forth in the Return of Appraisers recorded January 11, 1983 in Book 682 at Page 257, further described as follows:

Beginning at the Northeast Corner of said Quarter Section; thence Westerly, a distance of 1659.79 feet along the North line of said Quarter Section; thence Southerly deflecting 89°25'49" left, a distance of 63.28 feet along the property line of the condemnee(s); thence Easterly deflecting 87°56'43" left, a distance of 979.24 feet; thence Easterly deflecting 06°30'25" left, a distance of 499.57 feet; thence Easterly deflecting 17°28'24" right, a distance of 188.01 feet; thence Northerly deflecting 103°05'25" left, a distance of 118.47 feet along the East line of said Quarter Section to the point of beginning;

AND EXCEPT that portion deeded to the City of Elkhorn in the Warranty Deed recorded September 18, 2003 as Instrument No. 2003179915, further described as follows:

Beginning at the Southeast corner of said NE 1/4 of the NE 1/4; thence S89°46'09"W on the South line of said NE 1/4 of the NE 1/4, a distance of 50.00 feet; thence N00°14'36"W, parallel with and 50.00 feet distant from the East line of said NE 1/4 of the NE 1/4, a distance of 1216.14 feet to a point on the South Right-of-Way line of State Highway 64 (Maple Street); thence S76°57'34"E on said South line, a distance of 51.37 feet to a point on said East line; thence S00°14'36"E on said East line, a distance of 1203.92 feet to a point of beginning;

AND EXCEPT that portion deeded to Elkhorn View, L.L.C., a Nebraska Limited Liability Company, in the Warranty Deed recorded May 27, 2005 as Instrument No. 2005061405 and further described as follows:

Commencing at the Southeast corner of said North 1/2 of the NE 1/4 of said Section 7; thence S86°46'18" W (assumed bearing) along the South line of said North 1/2 of the NE 1/4 of Section 7, a distance of 50.00 feet to a point on the West Right-of-Way line of 192nd Street, said point also being the Point of Beginning; thence continuing S86°46'18"W along the North line of the North 1/2 of the NE 1/4 of Section

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Exhibit A Legal Description

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7, a distance of 215.99 feet; thence N03°13'42"W, a distance of 45.00 feet; thence N86°46'18"E, a distance of 216.37 feet to a point on said West Right-of-Way line of 192nd Street; thence S02°44'15"E along said West Right-of-Way line of 192nd Street, a distance of 45.00 feet to the point of beginning.

**ALSO LEGALLY DESCRIBED PER ALTA SURVEY AS:**

THAT PART OF THE EAST 50 ACRES ON THE NORTH ½ OF THE NE ¼ OF SECTION 7, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE NW CORNER OF SAID EAST 50 ACRES;

THENCE S02°44'15"E (ASSUMED BEARING) 63.28 FEET ON THE WEST LINE OF SAID EAST 50 ACRES TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH LINE OF WEST MAPLE ROAD;

THENCE N89°23'50"E 979.15 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD;

THENCE N82°53'24"E 499.57 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD;

THENCE S79°38'22"E 136.70 FEET ON THE SOUTH LINE OF WEST MAPLE ROAD TO A POINT 50.00 FEET WEST OF THE EAST LINE OF THE NORTH ½ OF SAID NE ¼, SAID POINT BEING ON THE WEST LINE OF 192ND STREET;

THENCE S02°44'15"E 1172.30 FEET ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH ½ OF SAID NE ¼ TO THE NE CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2005061405 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A";

THENCE S86°47'13"W 216.35 FEET ON THE NORTH LINE OF SAID TRACT "A" TO THE NW CORNER THEREOF;

THENCE S03°12'49"E 45.00 FEET ON THE WEST LINE OF SAID TRACT "A" TO THE SW CORNER THEREOF, SAID CORNER BEING ON THE SOUTH LINE OF THE NORTH ½ OF SAID NE ¼;

THENCE S86°47'11"W 1383.88 FEET ON THE SOUTH LINE OF THE NORTH ½ OF SAID NE ¼ TO THE EAST LINE OF LOT 9, PINEY CREEK REPLAT, A SUBDIVISION IN SAID DOUGLAS COUNTY;

THENCE N11°31'04"W 59.61 FEET ON THE EAST LINE OF LOT 9, SAID PINEY CREEK REPLAT;

THENCE N26°02'22"W 2.10 FEET ON THE EAST LINE OF LOT 9, SAID PINEY CREEK REPLAT, TO THE WEST LINE OF SAID EAST 50 ACRES;

THENCE N02°44'15"W 1199.12 FEET ON THE WEST LINE OF SAID EAST 50 ACRES TO THE POINT OF BEGINNING.