

TA: 3878 Spence Title

BOOK 1712 PAGE 735  
PARTNERSHIP WARRANTY DEED

POOR INSTRUMENT FILED

Keystone, Ltd.  
a Nebraska Limited

Partnership, GRANTOR, in consideration of

Two Dollars and other valuable consideration ~~XXXXXX~~ received from GRANTEE,

Keystone Terrace Limited Partnership

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): A part of Lot Sixty (60), KEYSTONE PARK, a subdivision located in the NW 1/4 of Section 11, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at the point of intersection of the North line of said Lot 60, Keystone Park, and the West right-of-way line of 83rd St., said point also being the Northeast corner of said Lot 60, Keystone Park; thence S11°23'19"W (assumed bearing), along said West right-of-way line of 83rd St., a distance of 69.86 feet; thence Southerly along said West right-of-way line of 83rd St., on a curve to the left with a radius of 1211.83 feet, a distance of 270.71 feet, said curve <sup>having</sup> a long chord which bears S04°38'21"W, a distance of 270.15 feet; thence S01°23'42"E, along said West right-of-way line of 83rd St., a distance of 7.05 feet; thence S89°49'37"W, a distance of 87.08 feet; thence N00°10'23"W, a distance of 179.27 feet; thence S89°49'37"W, a distance of 121.54 feet to a point on the West line of said Lot 60, Keystone Park; thence N00°23'42"W, along said West line of Lot 60 Keystone Park, a distance of 165.43 feet to the Northwest corner of said Lot 60, Keystone Park; thence N89°49'37"E, along said North line of Lot 60, Keystone Park, a distance of 245.78 feet to the point of Beginning. Said tract of land contains an area of 1.236 acres, more or less.

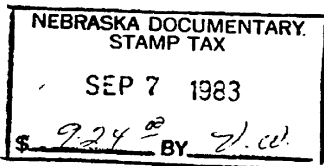
GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

(1) is lawfully seised of such real estate and that it is free from encumbrances except: a. all liens and/or encumbrances caused by the Grantee after March 13, 1980. b. Lease agreement for laundry facilities in favor of P.J. Morgan Company. c. Easement for storm sewer which is of record on date hereof and recorded in Book 447 at Page 531 at the Miscellaneous Records, of Douglas County, Nebraska

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

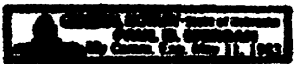
Executed.... March 13<sup>th</sup> 1980



Keystone, Ltd. Grantor  
By P.J. Morgan General Partner

STATE OF NEBRASKA )  
COUNTY OF Douglas ) SS.

The foregoing instrument was acknowledged before me on March 13<sup>th</sup> 1980 by P.J. Morgan, General Partner, on behalf of Keystone, Ltd., a Partnership.



Paul B. Morgan Notary Public  
My commission expires May 11, 1983

STATE OF NEBRASKA, County of .....

Filed for record and entered in Numerical Index on ..... 19 .. at ..... o'clock .. M., and

41 Deed

RECEIVED  
1983 SEP -7 AM 11:09  
C. HAROLD OSLEER  
REGISTERED CLERK  
DANBURY, IOWA

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