

NEBRASKA DOCUMENTARY STAMP TAX

DECEMBER 20, 2013

By: CG

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Carol Givens

Carol Givens

Register of Deeds
DODGE COUNTY, NE

Filed:

December 20, 2013 11:53:00 AM

Fee \$16.00

POLITICAL SUBDIVISION.

Return to:
Dodge County Title & Escrow Co. LLC
549 N. Main
Fremont, NE 68025

WARRANTY DEED

City of Fremont, Nebraska, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE,

Young Men's Christian Association of Fremont, Nebraska, conveys to GRANTEE, the following described real estate (as defined in Neb. Stat. 76-201) in Dodge County, Nebraska:

Parcel No. 1:

A parcel of land being part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska; being more particularly described as follows:

Commencing at the point of intersection of the North Line of said Section 24 and the centerline of Lincoln Avenue, as platted in the City of Fremont, Dodge County, Nebraska; thence S89°42'41"E (assumed bearing) on said North Line, a distance of 33.00 feet to a point on the East Line of said Lincoln Avenue, this being the Northwest Corner of Tax Lot 106 of said Section 24; thence S00°13'28"W on said East Line, a distance of 389.00 feet to the Southwest Corner of said Tax Lot 106, this being the true point of beginning; thence S89°46'32"E on the South Line of said Tax Lot 106, a distance of 203.19 feet to a point on the West Line of a parcel of land described by a quitclaim deed recorded in Dodge County Book 2003, page 4902; thence S00°03'12"W on said West Line, a distance of 144.41 feet; thence S89°56'48"E continuing on said West Line, a distance of 106.00 feet; thence S00°03'12"W continuing on said West Line, a distance of 94.10 feet to the Southwest Corner of said parcel; thence N89°56'48"W, a distance of 30.00 feet; thence S00°03'12"W, a distance of 56.72 feet; thence N89°46'32"W, a distance of 279.96 feet to a point on the East Line of said Lincoln Avenue; thence N00°12'09"E on said East Line, a distance of 295.00 feet to the true point of beginning.

Parcel No. 2:

A parcel of land being part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being more particularly described as follows:

Commencing at the point of intersection of the North Line of said Section 24 and the centerline of Lincoln Avenue, as platted in the City of Fremont, Dodge County, Nebraska; thence S89°42'41"E (assumed bearing) on said North Line, a distance of 33.00 feet to a point on the East Line of said Lincoln Avenue, this being the Northwest Corner of Tax Lot 106 of said Section 24; thence continuing S89°42'41"E on said North Line, a distance of 325.00 feet to the Southeast Corner of Tax Lot 73, of Section 13, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska; thence S00°17'19"W on the North Line of Tax Lot 118, of said Section 24, a distance of 25.00 feet; thence S89°42'41"E continuing on the North Line of said Tax Lot 118, a distance of 208.00 feet to the Northeast Corner of said Tax Lot 118, this being the true point of beginning; thence S00°17'19"W on the East Line of said Tax Lot 118, a distance of 166.36 feet to a point on the North Line of a parcel of land described by a quitclaim deed recorded in Dodge County Book 2003, page 4902; thence S89°46'32"E on said North Line, a distance of 105.84 feet to the Northeast Corner of said parcel; thence N08°44'12"E, a distance of 168.06 feet to a point being 25.00 feet south of the North Line of said Section 24, when measured at right angles; thence N89°42'41"W parallel with said North Line, a distance of 130.54 feet to the true point of beginning.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and a pro-rated share of current real estate taxes and subsequent taxes and assessments;

- (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 December 19, 2013

City of Fremont, Nebraska
By: *Scott Getzschman*
Scott Getzschman, Mayor

State of Nebraska
County of Dodge

The foregoing instrument was acknowledged before me this 19 day of December, 2013, by
City of Fremont, Nebraska.

Heather Rahlfs
Notary Public

 GENERAL NOTARY - State of Nebraska
HEATHER RAHLFS
My Comm. Exp. May 8, 2015