



BK 1839 PG 690



DEED 1988 13950

THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

RP

SPECIAL WARRANTY DEED

Hattie Dreessen, GRANTOR, in consideration of One ~~Hundred Fifty Three Thousand Thirty Seven~~ and no/100 Dollars received from GRANTEE, K & H Dreessen Farms, a Nebraska partnership, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

That part of the North 1/2 Section 4, Township 16 North, Range 11 East of the 6th P.M., Douglas County described as per Exhibit A attached hereto and made a part hereof.

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 which are not of record;
- (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 claiming the same or any part thereof through, by or under Grantor.

Executed December 7<sup>th</sup> 1988

2800 w. Taylor - 63125

\_\_\_\_\_  
Hattie Dreessen  
Hattie Dreessen

STATE OF NEBRASKA )  
  ) ss.  
COUNTY OF DOUGLAS )

NEBRASKA DOCUMENTARY STAMP TAX	
5-86	Date <u>12-8-88</u>
\$ <u>ex</u>	By <u>GH</u>

The foregoing instrument was acknowledged before me on December 7<sup>th</sup>, 1988, by Hattie Dreessen, a single person.

Timothy J. McReynolds  
 GENERAL NOTARY - State of NEBRASKA  
 TIMOTHY J. McREYNOLDS Public  
 My Comm. Exp. May 18/1997  
 Commission expires 5-14-91

STATE OF NEBRASKA, County of DOUGLAS

Filed for record and entered in Numerical Index on \_\_\_\_\_, 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ a.m., and recorded in Deed Record \_\_\_\_\_ Page \_\_\_\_\_.

13950 F Reg

RECEIVED

1988 DEC -8 PM 1:45

GEORGE J. DORFENWIZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

County or Deputy County Clerk  
Register or Deputy Register of Deeds

IF 1839 N 4-16-11<sup>sw</sup> C/O \_\_\_\_\_ FEE 10<sup>50</sup>  
190-631 N 4-16-11 DEL JK MC 105  
 IF 11-1-3000 COMP JK F/B 11-1-3000

## Exhibit "A"

Beginning at the NW corner of said Section 4: thence North 87° 47'42" East (assumed bearing) 1913.20 feet on the North line of the NW 1/4 of said Section 4 to the approximate centerline of the Big Papillion Creek; thence Southeasterly on the approximate centerline of said Big Papillion Creek on the following described courses; thence South 17° 41' 57" East 574.80 feet; thence South 46°17'13" East 830.91 feet; thence South 41°01'49" East 1736.00 feet to the South line of the North 1/2 of said Section 4; thence South 87°35'07" West 1572.85 feet on the South line of the North 1/2 of said Section 4 to the West right-of-way line of the Chicago and Northwestern Railroad; thence Northwesterly on the West right-of-way line of said Chicago and Northwestern Railroad on a 2245.02 foot radius curve to the left, chord bearing North 33°50'43" West, chord distance 1151.58 feet, an arc distance of 1164.59 feet to a point of tangency; thence North 48°42'22" West 2145.59 feet on the West right-of-way line of said Chicago and Northwestern Railroad to the West line of said Section 4 to the point of beginning, consisting of 87.45 acres more or less.