

Paul Brown
9300 Underwood Ave
Omaha NE 68114

WARRANTY DEED

NEBR DOC STAMP TAX	
Date	3.3.94
\$889.00	By <u>CD</u>

KNOW ALL MEN BY THESE PRESENTS, THAT

Sylvia M. Claussen, a single person and Constance J. Claussen, a single person and Ronald G. Claussen and Jane Claussen, husband and wife

, HEREIN CALLED THE GRANTOR WHETHER ONE OR MORE, IN CONSIDERATION OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATION RECEIVED FROM GRANTEES, DOES GRANT, BARGAIN, SELL CONVEY AND CONFIRM UNTO: Bennington Company

HEREIN CALLED THE GRANTEE WHETHER ONE OR MORE, THE FOLLOWING DESCRIBED REAL PROPERTY IN Douglas COUNTY, NEBRASKA.

Part of the Northeast 1/4 of Section 1, Township 15 North, Range 11, East of the 6th P.M., Douglas County, Nebraska, more particularly set forth on Exhibit "A" attached hereto and made a part hereof.
Continued on next page

TO HAVE AND TO HOLD THE ABOVE DESCRIBED PREMISES TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING UNTO THE GRANTEE AND TO GRANTEE'S HEIRS AND ASSIGNS FOREVER.

AND GRANTOR DOES HEREBY COVENANT WITH THE GRANTEE AND WITH GRANTEE'S HEIRS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEISED OF SAID PREMISES; THAT THEY ARE FREE FROM ENCUMBRANCE:

except those easements, restrictions and covenants of record. THAT GRANTOR HAS GOOD RIGHT AND LAWFUL AUTHORITY TO CONVEY THE SAME; AND THAT GRANTOR WARRANTS AND WILL DEFEND THE TITLE TO SAID PREMISES AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

EXECUTED: February 27, 1994.

Sylvia M. Claussen
Sylvia M. Claussen
Ronald G. Claussen
Ronald G. Claussen

Constance J. Claussen
Constance J. Claussen
Jane Claussen
Jane Claussen

STATE OF Ohio)
COUNTY OF Defiance.) SS

ON THIS 27th DAY OF Feb., 1994, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR IN SAID COUNTY, PERSONALLY CAME Ronald G. Claussen and Jane Claussen

TO ME KNOWN TO BE THE IDENTICAL PERSON OR PERSONS WHOSE NAME IS OR NAMES ARE AFFIXED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS, HER OR THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Lois M. Knappe
NOTARY PUBLIC

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

MY COMMISSION EXPIRES THE DAY OF 1994

LOIS M. KNAPE
Notary Public, State of Ohio
My Commission Expires June 18, 1995

Mar 3 1 39 PM '94
GEORGE J. BULL
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

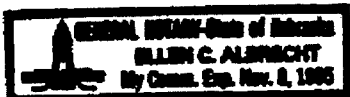
2 GASH 2583 BK 1972 R 15-11 FB 01-60000
TYPE Real PG 464-466 / COMP 10 SCAN MP
FEE 15.50 OF Real LEGAL PG 466 MC FV

STATE OF Nebraska.)
COUNTY OF Douglas.) SS

ON THIS 1st. DAY OF March., 1994, BEFORE
ME, THE UNDERSIGNED A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR IN
SAID COUNTY, PERSONALLY CAME Sylvia M. Claussen and Constance J.
Claussen

TO ME KNOWN TO BE THE IDENTICAL PERSON OR PERSONS WHOSE NAME IS OR NAMES ARE
AFFIXED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO
BE HIS, HER OR THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.



Allen C. Albrecht.
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 8th. DAY OF November, 1995

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the NE 1/4 of Section 1, T15N, R11E, of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the NE corner of said NE 1/4; thence S89°56'35"W (assumed bearing) 608.00 feet on the North line of said NE 1/4 to the point of beginning; thence S00°12'57"W 896.70 feet on a line 608.00 feet West of and parallel with the East line of said NE 1/4 and on the West line of a tract of land described on a warranty deed recorded in Book 1782 at Page 122 of the Douglas County records to the SW corner of said tract of land; thence S00°12'39"E 853.71 feet on a West line of a tract of land described on a referee's deed in partition recorded in Book 1709 at Page 415 of the Douglas County records; thence N89°41'15"W 1437.81 feet on a North line of said tract of land to the East line of the West 116 1/3 rods of the East 3/4 of the North 1/2 of said Section 1; thence N00°10'59"E 1708.14 feet on the East line of the West 116 1/3 rods of the East 3/4 of the North 1/2 of said Section 1 to the South line of Fort Street; thence N89°56'35"E 824.44 feet on a line 33.00 feet South of and parallel with the North line of said NE 1/4 and on the South line of Fort Street; thence N00°12'57"E 33.00 feet on a line 1216.00 feet West of and parallel with the East line of said NE 1/4; thence N89°56'35"E 608.00 feet on the North line of said NE 1/4 to the point of beginning.

NE
NW
SW
SE