

275



1933 031 DEED



12073 92 031-033

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

SPECIAL WARRANTY DEED

Skyline Oaks Homeowners' Association, a Nebraska corporation, GRANTOR, in consideration of One Six Dollar (\$1.00) received from GRANTEE, Warren A. Hanson and Rhonda M. Hanson, husband and wife, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

That part of the area referred to as Green "B", Skyline Oaks, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the SW corner of Lot 5 said Skyline Oaks; thence N84° 31'46"W (assumed bearing) 75.42 feet on the South line of said Green "B"; thence N18° 20'46"W 22.04 feet on the West line of said Green "B"; thence S83° 55'17"E 86.28 feet on the North line of said Green "B" and its Easterly extension to the West line of said Lot 5; thence S11° 16'43"W 19.35 feet on the West line of said Lot 5 to the point of beginning.

AND

That part of the area referred to as Green "B", Skyline Oaks, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the SW corner of Lot 4 said Skyline Oaks; thence N78° 43'17"W (assumed bearing) 20.00 feet on the Westerly extension of the South line of said Lot 4 to the East line of Lot 8 said Skyline Oaks; thence N11° 16'43"E 32.53 feet on the East line of said Lot 8 to the NE corner of said Lot 8; thence S78° 43'17"E 20.00 feet on the Easterly extension to the North line of said Lot 8 to the West line of said Lot 4; thence S11° 16'43"W 32.53 feet on the West line of said Lot 4 to the point of beginning.

Containing 2,242 square feet more or less.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances
- (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 July 10, 19 92

Skyline Oaks Homeowners' Association, Grantor

William E. Davis
William E. Davis, President

RECEIVED

SEP 17 9 16 AM '92
STATE OF NEBRASKA
REGISTER OF DEEDS
COUNTY OF DOUGLAS

DOCUMENTARY STAMP TAX
Date 9-17-92
\$ 1.50

The foregoing instrument was acknowledged before me on July 10, 19 92, by William E. Davis, President of Skyline Oaks Homeowners' Association.

GENERAL NOTARY State of Nebraska
MERLENE E. JONES
My Comm. Exp. April 19, 1995

Merlene E. Jones
Notary Public

STATE OF NEBRASKA, County of _____

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

County or Deputy County Clerk
Register or Deputy Register of Deeds

Bill Davis - 289-3967
2184 Hillandale
Elkhorn, NE 68027

BK 1933 PG 31-33 OF COMP
74-525
1532
OC-3600

508 Skyline Dr Elkhorn 68027

12073 - deed 2

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this survey was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

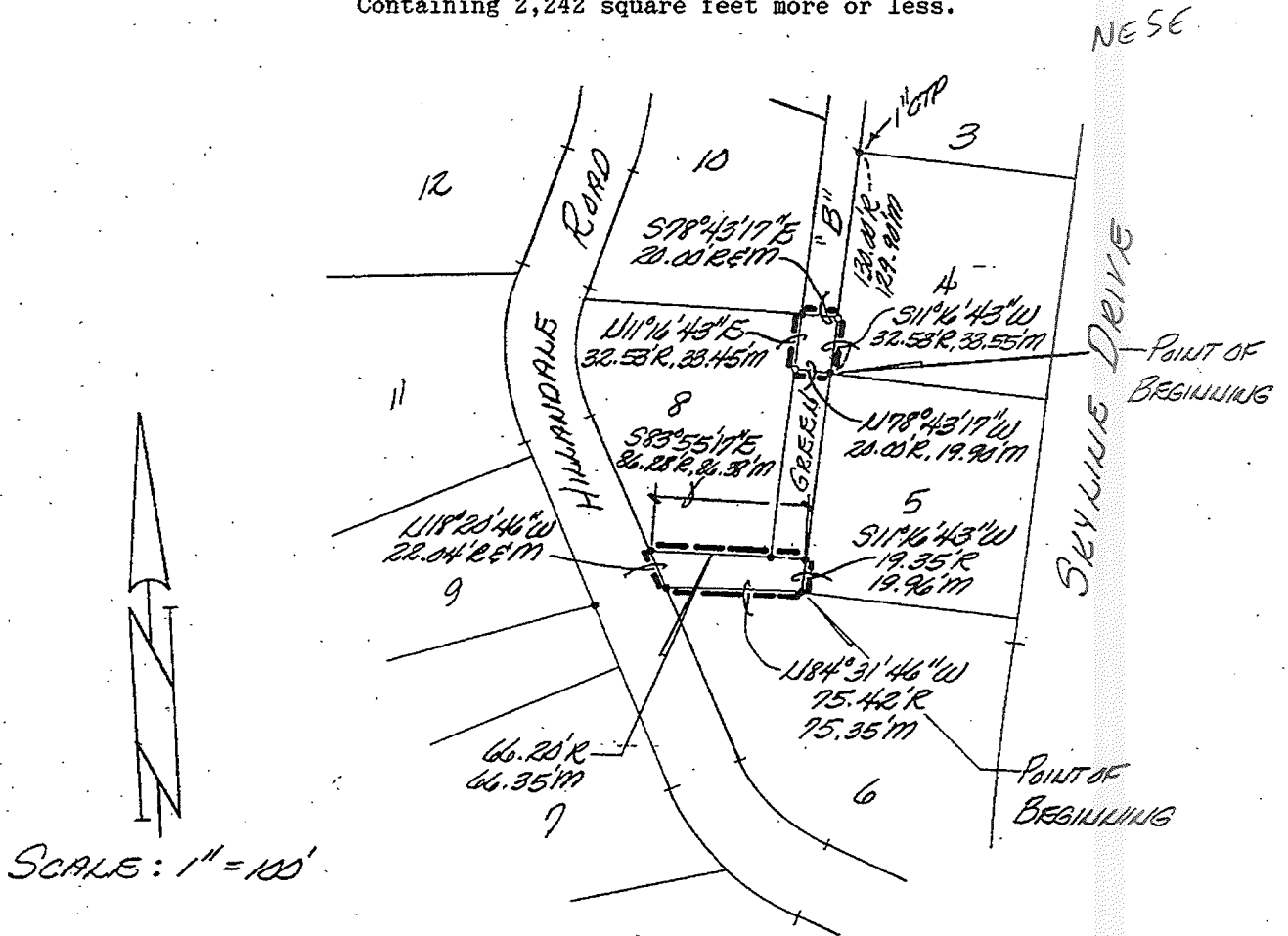
LEGAL DESCRIPTION

That part of the area referred to as Green "B", Skyline Oaks, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the SW corner of Lot 5 said Skyline Oaks; thence $N84^{\circ}31'46''W$ (assumed bearing) 75.42 feet on the South line of said Green "B"; thence $N18^{\circ}20'46''W$ 22.04 feet on the West line of said Green "B"; thence $S83^{\circ}55'17''E$ 86.28 feet on the North line of said Green "B" and its Easterly extension to the West line of said Lot 5; thence $S11^{\circ}16'43''W$ 19.35 feet on the West line of said Lot 5 to the point of beginning.

AND

That part of the area referred to as Green "B", Skyline Oaks, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the SW corner of Lot 4 said Skyline Oaks; thence $N78^{\circ}43'17''W$ (assumed bearing) 20.00 feet on the Westerly extension of the South line of said Lot 4 to the East line of Lot 8 said Skyline Oaks; thence $N11^{\circ}16'43''E$ 32.53 feet on the East line of said Lot 8 to the NE corner of said Lot 8; thence $S78^{\circ}43'17''E$ 20.00 feet on the Easterly extension of the North line of said Lot 8 to the West line of said Lot 4; thence $S11^{\circ}16'43''W$ 32.53 feet on the West line of said Lot 4 to the point of beginning.

Containing 2,242 square feet more or less.



ADDRESS: _____ BUILDING PERMIT NO. _____

Date: January 3 1992 Reg. No. 308



LEGEND

- corners found (94% C.T.P. UNLESS NOTED) ●
- corners set (94% C.T.P.) ○
- recorded distance R
- measured distance M
- computed distance or angle COMP.
- crimped top pipe C.T.P.
- open top pipe O.T.P.
- set temporary point Δ

TD² FILE NO. 200-184-132

BOOK 91-MAG. 15 PAGE 35-37

CERTIFICATE OF RESOLUTION

THE UNDERSIGNED, being the Secretary of Skyline Oaks Homeowners' Association, hereby certifies that at a meeting held on April 14, 1992, at which a quorum was present and of which notice was duly given, the Board of Directors present unanimously adopted the following resolution:

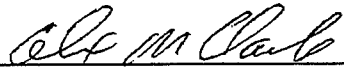
RESOLVED:

WHEREAS, the Board has determined, and the homeowners have agreed that it is in the best interest of Skyline Oaks Homeowners' Association to sell all parcels of common ground, except the tennis court and adjacent property, to the appurtenant landowners; and

WHEREAS, William E. Davis, President, has visited with each appurtenant landowner, and each appurtenant landowner has agreed to purchase the appurtenant common ground as reflected in the survey report of Thompson, Dreessen & Dörner (hereafter the "Survey Report");

NOW, THEREFORE, be it resolved that:

1. William E. Davis, President, is authorized on behalf of the corporation, in consideration of the payment from each homeowner of the sum described below, to execute and file with the Douglas County Register of Deeds a special warranty deed for each homeowner's appurtenant common ground as reflected in the Survey Report together with the required Real Estate Transfer Statement.
2. The consideration for the execution and filing of the special warranty deeds shall be a purchase price of \$.05 per square foot for all common ground conveyed to each homeowner, together with each homeowner's share of the costs of the Survey Report and recording fees for recording the deeds.



Alex M. Clarke, Secretary

Date: 7/15/92