



DEED 2011053545



JUN 24 2011 11:48 P 1

Notar Doc	10-24-11
Stamp Tax	Date
	\$28.00
By	WHL

Deed

FE 6.50970 01-60060

BM 9-15-11 CO COMP

DL SCAN RI

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 67242011 11:48:58.97
 2011053545

WARRANTY DEED

DELTEN W. ANDRESEN and TERI P. ANDRESEN, Husband and wife, Grantors, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which consideration is hereby acknowledged, convey to DELTEN W. ANDRESEN and TERI P. ANDRESEN, Trustees of the Delten W. Andresen Revocable Trust, Grantees, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Douglas County, Nebraska:

The North 17 feet of the South 150 feet of the East 192 feet of the West 280 feet of the West 1/2 of the Southwest 1/4 of Section 9, Township 15 North, Range 11 East of the 6th P.M. in Douglas County, Nebraska

NW 1/4 Sec 9

Grantors covenant with Grantees that Grantors:

- (1) are lawfully seized of the real estate and that it is free from encumbrances, excepting restrictions, reservations, easements of record, and all subsequent taxes;
- (2) have legal power and lawful authority to convey same;
- (3) warrant and will defend the title to the real estate against the lawful claims of all persons.

Executed: June 13, 2011

Delten W. Andresen
 Delten W. Andresen

Teri P. Andresen
 Teri P. Andresen

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on June 13, 2011 by DELTEN W. ANDRESEN and TERI P. ANDRESEN, Husband and Wife, Grantors.



Joseph C. Byam
 Notary Public

① 01-014231

10/212



MISC 2010098227



OCT 22 2010 10:11 P 3

MISC
FEE 1550 FB CI-160823
3 BWP 9-15-11 CO COMP
1 DEL SCAN FY

P Filed: AS RECEIVED

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/22/2010 10:11:25.39
2010098227



THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

N. of Blendo
W. of 179th St

Return To: Laney Devco
EAAG-1

Check Number

TEMPORARY SANITARY SEWER CONSTRUCTION EASEMENT

THIS AGREEMENT, made this day of July, 2010 between Delten W. Andresen, hereinafter referred to as "Grantor", and SID 495, DOUGLAS COUNTY, NE, hereinafter referred to as "Grantees", WITNESSETH:

THAT, said Grantor in consideration of the sum of Ten Thousand and no one-hundredths Dollars (\$10,000) and other valuable consideration, does or do hereby grant and confirm unto said Grantees, and its successors and assigns, the right to use the parcel of land described as follows:

See Attached Exhibit

This easement runs with the land and terminates thirty (30) days after the improvements are completed or May 1, 2011, whichever occurs earlier.

Said easement is granted for construction of a sanitary outfall sewer for SID 495, Manchester Ridge upon the condition that the Grantee will remove or cause to be removed all presently existing improvements thereon, including, but not limited to, existing ground cover, trees and shrubs within the easement area as necessary for construction. Specifically, the following items are conditions of the granting of this easement:

- 1) Topsoil will be stockpiled and respread after construction of the sewer.
- 2) Work will not be initiated until crops are harvested in the fall of 2010 and work is to be completed prior to planting in the spring of 2011.

This easement is also for the benefit of any contractor, agent, employee and representative of the Grantee in any of said construction and work.

Said Grantor for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said Grantee and its assigns, that Grantor has the right to grant this easement in the manner and form aforesaid, and that he or they will, and he or their heirs, executors and administrators shall warrant and defend this easement to said Grantee and its assigns against the lawful claims and demands of all persons.

IN WITNESS THEREOF, said Grantor has or have hereunto set their hand and seal the day and year first above written.

Delten W. Andresen Grantor **** FILED: AS IS**

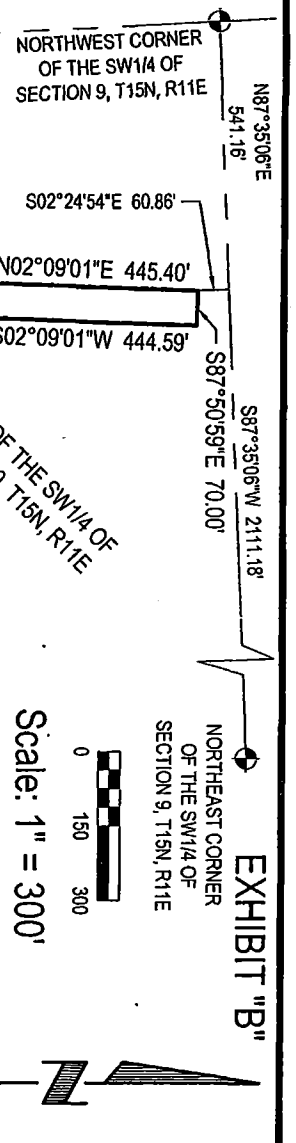
STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

On this 12th day of October, 2010, before me, a Notary Public in and for said County and State, personally appeared Delten W. Andresen, who executed the above and foregoing easement and acknowledged the execution thereof to be his voluntary act and deed.

Frankie Price
NOTARY PUBLIC
My Commission expires May 23, 2014



RETURNS TO:
Larry Burns
EACG-1



NW 1/4 OF THE SW 1/4 OF SECTION 9, T15N, R11E

OWNERSHIP:
 PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 9, AND ALSO THE WEST 1/2 OF THE SW 1/4 OF SECTION 9; ALL IN T15N, R11E DELTEN W. ANDRESEN REVOCABLE TRUST DEED INSTRUMENT NO. 2004031568

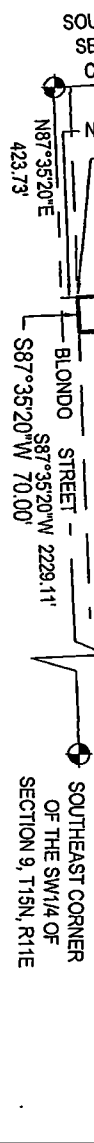
LEGAL DESCRIPTION:

OWNERSHIP:
 PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 9, AND ALSO THE WEST 1/2 OF THE SW 1/4 OF SECTION 9; ALL IN T15N, R11E DELTEN W. ANDRESEN REVOCABLE TRUST DEED INSTRUMENT NO. 2004031568

A TEMPORARY 70.00 FOOT WIDE CONSTRUCTION EASEMENT LOCATED IN PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF SECTION 9; THENCE N87°35'20"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 423.73 FEET; THENCE N02°24'40"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLONDO STREET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N02°24'31"W, A DISTANCE OF 164.04 FEET; THENCE N12°48'17"W, A DISTANCE OF 268.17 FEET; THENCE N07°34'35"E, A DISTANCE OF 421.45 FEET; THENCE N07°34'35"E, A DISTANCE OF 421.45 FEET; THENCE S07°34'35"E, A DISTANCE OF 444.59 FEET; THENCE S02°09'01"W, A DISTANCE OF 70.00 FEET; THENCE S02°09'01"W, A DISTANCE OF 438.26 FEET; THENCE S13°36'52"E, A DISTANCE OF 443.73 FEET; THENCE S26°34'00"W, A DISTANCE OF 424.25 FEET; THENCE S07°34'35"E, A DISTANCE OF 421.45 FEET; THENCE S12°48'17"E, A DISTANCE OF 268.17 FEET; THENCE S02°24'31"E, A DISTANCE OF 170.41 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF BLONDO STREET; THENCE S87°35'20"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF BLONDO STREET, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY 70.00 FOOT WIDE CONSTRUCTION EASEMENT CONTAINS AN AREA OF 182,927 SQUARE FEET OR 4.199 ACRES, MORE OR LESS.



E&A CONSULTING GROUP, INC.
 ENGINEERING • PLANNING • FIELD SERVICES
 330 NORTH 17TH STREET, OMAHA, NE 68104 PHONE: (402) 882-4700

Drawn by: DAS Chkd by: _____
 Job No.: P2003.099.005 Date: 08/16/2010 SHEET 2 OF 2

TEMPORARY 70.00 FOOT WIDE CONSTRUCTION EASEMENT
 SW 1/4 OF SECTION 9, T15N, R11E
 DOUGLAS COUNTY, NEBRASKA



MSC

2005072374



JUN 23 2005 09:11 P 3

**PERMANENT AND TEMPORARY
CONSTRUCTION EASEMENTS**

Received - DIANE L. BATTIATO
Register - Deeds, Douglas County, NE
6/23/2005 09:11:30.60
2005072374

THIS INDENTURE, made this 17 day of June, 2005 between DELTEN W. ANDRESEN and TERI P. ANDRESEN, Trustees of the Delten W. Andresen Revocable Trust, and their successors in trust, ("Grantors"), and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal Corporation and Political Subdivision, ("Grantee"),

WITNESS:

That Grantors, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to Metropolitan Utilities District of Omaha, its successors and assigns, a permanent easement to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of water and all appurtenances thereto, and a temporary easement for construction purposes, together with the right of ingress and egress on, over, under and through lands described as follows:

Tracts of land in both the SE ¼ and SW ¼ of the SW ¼ of Section 9, Township 15 North, Range 11 East of the 6th P.M. in Douglas County, Nebraska and described as follows:

PERMANENT EASEMENT

The north 17 feet of the south 50 feet of the west 200 feet of the SE ¼ of the SW ¼ and the north 17 feet of the south 50 feet of the east 250 feet of the SW ¼ of the SW ¼ of Section 9-15-11 abutting the north right-of-way line of Blondo Street.

This permanent easement contains 0.18 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

TEMPORARY EASEMENT

The north 30 feet of the south 80 feet of the west 200 feet of the SE ¼ of the SW ¼ and the north 30 feet of the south 80 feet of the east 250 feet of the SW ¼ of the SW ¼ of Section 9-15-11.

This temporary easement contains 0.31 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said Permanent and Temporary Construction Easements to Grantee, Metropolitan Utilities District of Omaha, its successors and assigns.

1. The Grantors and their successors and assigns shall not at any time erect, construct or place on or below the surface of the permanent easement any building or structure, except pavement or a similar covering, and shall not permit anyone else to do

Please file & return to:

Susan Prazan, Attorney
Metropolitan Utilities District
1723 Harney Street
Omaha, NE 68102-1960

WWS
12
01-60000
15-11
01-15-11
DEF. FILED
JUN 23 2005
V 22789

so, and, with respect to the temporary construction easement, the same prohibitions apply during the effective period of this temporary conveyance, which effective period shall commence upon the date of execution hereof and cease after completion of the project and restoration work contemplated herein.

2. The Grantee shall restore the soil excavated for any purpose hereunder, as nearly as is reasonably possible to its original contour within a reasonable time after the work is performed.

3. Nothing herein shall be construed to waive any right of Grantors or duty and power of Grantee respecting the ownership, use, operations, extensions and connections to any pipeline constructed and maintained hereunder.

4. The Grantors are the lawful possessors of this real estate; have good, right and lawful authority to make such conveyance; and Grantors and their successors and assigns shall warrant and defend this conveyance and shall indemnify and hold harmless Grantee forever against claims of all persons asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, Grantors execute this Permanent and Temporary Easements to be signed on the above date.

DELTEN W. ANDRESEN and TERI P.
ANDRESEN, Trustees of the Delten W.
Andresen Revocable Trust,
Grantors

By: D. Andersen Trustee
Delten W. Andresen, Trustee

By: T. P. Andresen Trustee
Teri P. Andresen, Trustee

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on June 17, 2005,
by Delten W. Andresen, Trustee, on behalf of the trust.

Judith K. Burford
Notary Public



ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on June 17, 2005,
by Teri P. Andresen, Trustee, on behalf of the trust.

Judith K. Burford
Notary Public



METROPOLITAN
UTILITIES
DISTRICT
OMAHA, NEBRASKA

EASEMENT
ACQUISITION

FOR WCD 9952

LAND OWNER
ANDRESEN LIVING TRUST
CO DELTON W. ANDRESEN

2216 S. 186th ST.
OMAHA, NE 68130 334-1666

TOTAL ACRE
PERMANENT 0.18 ±

TOTAL ACRE
TEMPORARY 0.31 ±

LEGEND

PERMANENT EASEMENT



TEMPORARY EASEMENT



PAGE 1 OF 1

DRAWN BY DJS

DATE 6-08-06

CHECKED BY mkm

DATE 6-9-05

APPROVED BY

DATE

REVISED BY

DATE

REV. CHK'D. BY

DATE

REV. APPROV. BY

DATE

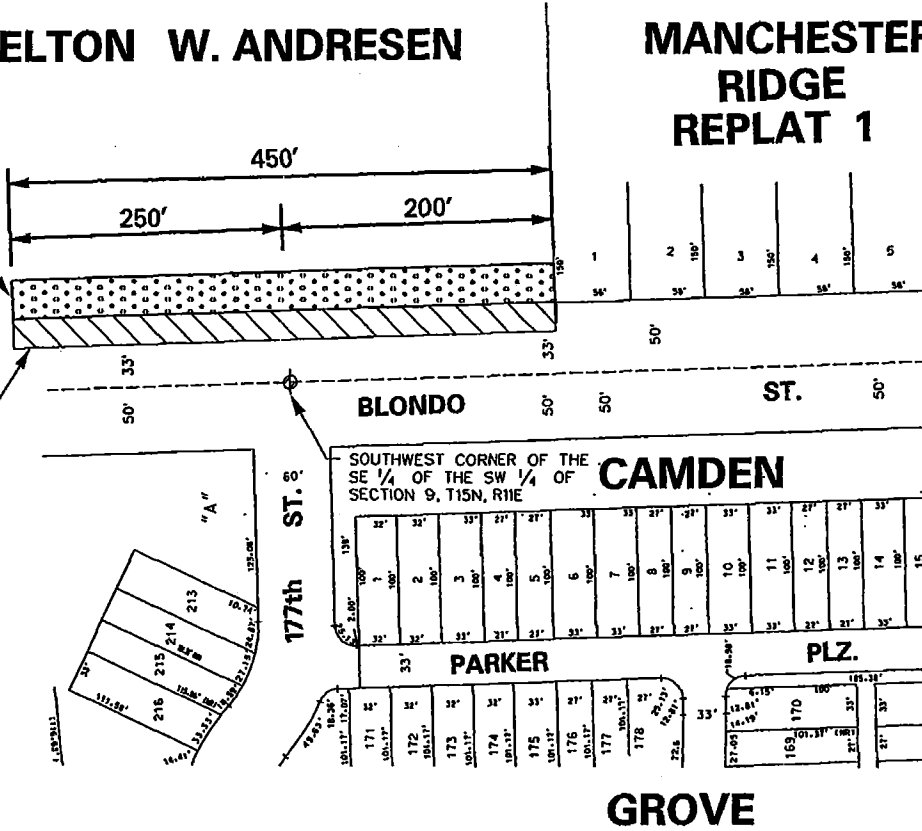
DELTON W. ANDRESEN

MANCHESTER
RIDGE
REPLAT 1

NO SCALE
DELTON W. ANDRESEN
177th & BLONDO ST.

PROP. 30' TEMP.
M.U.D. ESMT.

PROP. 17' PERM.
M.U.D. ESMT.





MI9C 2010098226



OCT 22 2010 10:11 P 3

MA9C
FEE 1550 PG CI-106CCGO
3 BKP 9-15-11 5:00 COMP
DEL SCAN PV

Filed: AS RECEIVED

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/22/2010 10:11:17.25
2010098226

PERMANENT SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT DELTEN W. ANDRESEN, hereinafter referred to as GRANTOR, (whether one or more) for and in consideration of the sum on the property described below; does hereby donate, grant and convey unto the City of Omaha, Nebraska, a Municipal Corporation, hereinafter referred to as CITY, and to its successors and assigns, and Sanitary and Improvement District Number 495, of Douglas County, Nebraska, hereinafter referred to as S&ID, a permanent easement for the right to construct, maintain and operate sewers (either for storm or sanitary purposes), drainage structures, and/or drainage way, and appurtenances thereto, in, through, and under the parcel of land described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"
PERMANENT EASEMENT LEGAL DESCRIPTION

TO HAVE AND TO HOLD unto said CITY, its successors and assigns, and S&ID together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said sewers, drainage structures, and/or drainage way at the will of the CITY. The GRANTOR may, following construction of said sewers, drainage structures, and/or drainage way continue to use the surface of the easement strip conveyed hereby for other purposes, subject to the right of the CITY and S&ID to use the same for the purposes herein expressed.

N. 800 Blondo
W. of 179th

It is further agreed as follows:

- 1) That no buildings, improvements, or other structures, nor any grading, fill or fill material, or embankment work, shall be placed in, on, over, or across said easement strip by GRANTOR, his or their successors and assigns without express approval of the CITY. Improvements which may be approved by CITY include landscaping, road and/or street surfaces, parking area surfacing, and/or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, his heirs, successors or assigns.
- 2) That CITY or S&ID will replace or rebuild any and all damage to improvements caused by CITY exercising its rights of inspecting or maintaining said sewer, except that damage to, or loss of trees and shrubbery will not be compensated for by CITY.
- 3) This permanent sewer easement is also for the benefit of any contractor, agent, employee, or representative of the CITY and S&ID and any of said construction and work.
- 4) That CITY or S&ID shall cause any trench made on said easement strip to be properly refilled and shall cause the premises to be left in a neat and orderly condition.
- 5) That said GRANTOR for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said CITY and S&ID and their assigns, that he or they, the GRANTOR is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this permanent sewer easement in the manner and form aforesaid, and that he or they will, and his or their heirs, executors, and administrators, shall warrant and defend this permanent easement to said CITY or S&ID and its assigns against the lawful claims and demands of all persons. This permanent sewer easement runs with the land.
- 6) That said permanent sewer easement is granted upon the condition that the CITY or S&ID may remove or cause to be removed all presently existing improvements thereon, including but not limited to, crops, vines, trees within the easement area as necessary for construction.
- 7) The CITY reserves the absolute right to terminate this permanent easement at any time prior to the payment of the above stated consideration, but in no event later than 60 days after the execution of this Easement Agreement.

EXHIBIT "A"

NORTHEAST CORNER
OF THE SW1/4 OF
SECTION 9, T15N, R11E



Scale: 1" = 300'



LEGAL DESCRIPTION:

OWNERSHIP:
PART OF THE EAST 1/2 OF THE SW1/4 OF SECTION 9, AND
ALSO THE WEST 1/2 OF THE SW1/4 OF SECTION 9, ALL IN
T15N, R11E
DELTEN W. ANDRESEN REVOCABLE TRUST
DEED INSTRUMENT NO. 2004031588

A PERMANENT 30.00 FOOT WIDE SANITARY SEWER
EASEMENT LOCATED IN PART OF THE WEST 1/2 OF THE
SW1/4 OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 11
EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID
SW1/4 OF SECTION 9; THENCE N87°35'20"E (ASSUMED
BEARING) ALONG THE SOUTH LINE OF SAID SECTION 9, A
DISTANCE OF 393.73 FEET; THENCE N02°24'40"W, A
DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF BLONDO STREET, SAID POINT ALSO
BEING THE POINT OF BEGINNING; THENCE N02°24'31"W, A
DISTANCE OF 161.31 FEET; THENCE N12°48'17"W, A
DISTANCE OF 263.64 FEET; THENCE N07°34'35"W, A
DISTANCE OF 456.72 FEET; THENCE N26°34'00"E, A
DISTANCE OF 418.38 FEET; THENCE N13°36'52"W, A
DISTANCE OF 419.82 FEET; THENCE N00°49'46"E, A
DISTANCE OF 452.07 FEET; THENCE N02°09'01"E, A
DISTANCE OF 445.75 FEET; THENCE S87°50'59"E, A
DISTANCE OF 30.00 FEET; THENCE S02°09'01"W, A
DISTANCE OF 445.40 FEET; THENCE S00°49'46"W, A DISTANCE
OF 447.93 FEET; THENCE S13°36'52"E, A DISTANCE OF
427.00 FEET; THENCE S26°34'00"W, A DISTANCE OF 420.14
FEET; THENCE S07°34'35"E, A DISTANCE OF 446.14 FEET;
THENCE S12°48'17"E, A DISTANCE OF 265.00 FEET; THENCE
S02°24'31"E, A DISTANCE OF 164.04 FEET TO A POINT ON
SAID NORTH RIGHT-OF-WAY LINE OF BLONDO STREET;
THENCE S87°35'20"W ALONG SAID NORTH RIGHT-OF-WAY
LINE OF BLONDO STREET, A DISTANCE OF 30.00 FEET TO
THE POINT OF BEGINNING.

SAID PERMANENT 30.00 FOOT WIDE SANITARY SEWER
EASEMENT CONTAINS AN AREA OF 78,500 SQUARE FEET
OR 1.802 ACRES, MORE OR LESS.

SOUTHEAST CORNER
OF THE SW1/4 OF
SECTION 9, T15N, R11E

NORTHWEST CORNER
OF THE SW1/4 OF
SECTION 9, T15N, R11E

N87°35'06"E
511.34'

S02°24'54"E 58.47'

S02°09'00"E 445.75'
N02°09'00"E 445.75'
E. 1.0' 60.20N
E. 1.0' 60.20N

S02°09'00"W 445.40'
S02°09'00"W 445.40'

S87°50'59"E 30.00'
S87°35'06"W 2141.00'

NW1/4 OF THE SW1/4 OF
SECTION 9, T15N, R11E

OWNERSHIP:
PART OF THE EAST 1/2 OF
THE SW1/4 OF SECTION 9,
AND ALSO THE WEST 1/2 OF
THE SW1/4 OF SECTION 9;
ALL IN T15N, R11E
DELTEN W. ANDRESEN
REVOCABLE TRUST
DEED INSTRUMENT NO.
2004031588

S02°56'01"E 2640.55'

SEE SW
1/4

SEE SW
1/4

N13°36'52"W
419.82'

S13°36'52"E
427.00'

SW1/4 OF THE SW1/4 OF
SECTION 9, T15N, R11E

SOUTHWEST CORNER OF
SECTION 9, T15N, R11E
COMMENCING POINT

POINT OF BEGINNING
N02°24'31"W 161.31'
N02°24'40"W 33.00'

N07°34'35"W 456.72'
N12°48'17"W 263.64'

S07°34'35"E 446.14'
S07°34'35"E 446.14'

S12°48'17"E 265.00'
S12°48'17"E 265.00'

S02°24'31"E 164.04'

N87°35'20"E
393.73'

N87°35'20"E
393.73'

BLONDO STREET
S87°35'20"W 2258.11'



E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 17TH STREET, OMAHA, NE 68154 PHONE: (402) 966-0700

Drawn by: DAS Chkd by: _____
Job No.: P2003.099.005 Date: 08/16/2010 SHEET 1 OF 2

PERMANENT 30.00' WIDE SANITARY
SEWER EASEMENT
SW1/4 OF SECTION 9, T15N, R11E
DOUGLAS COUNTY, NEBRASKA

8) That this instrument contains the entire agreement of the parties; that there are no other or different agreements or understandings, except a Temporary Construction Easement if and as applicable, between the GRANTOR and the CITY or S&ID or their agents; and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the CITY or S&ID or their agents or employees, except as are set forth herein (if applicable):

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 12 day of October, 2010.

DELLEN W. ANDRESEN

Delten W. Andresen

** FILED: AS IS

ACKNOWLEDGMENT

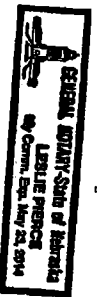
STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 12 day of October, 2010 before me, a Notary Public, in and for said County, personally came the above named Delten W. Andresen, who is personally known to me to be the identical person whose name is affixed to the above instrument and acknowledged the instrument to be his, voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

Julie Deen
NOTARY PUBLIC

Notary Seal



BOOK 1588 PAGE 545
WARRANTY DEED

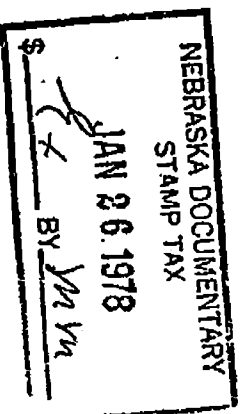
Maybelle Goul, widow; Ella Egan and Samuel R. Egan, wife and husband; Louise Kramer and Vollmer Kramer, wife and husband , herein called the grantor whether one or more,

in consideration of One Dollar and other valuable considerations -----
received from grantee, does grant, bargain, sell, convey and confirm unto

William Andresen

herein called the grantee whether one or more, the following described real property in
.....Douglas..... County, Nebraska:

The West 211.51 feet of the East Half Southwest Quarter
Section 9, Township 15 North, Range 11 East, of the Sixth
P.M., Douglas County, Nebraska.



Book 29

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 the 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

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.

Dated August 28 19 74

Maybelle Goul
Maybelle Goul

Marlene Andresen
Marlene Andresen

Ella Egan
Ella Egan

Samuel R. Egan
Samuel R. Egan

Louise Kramer
Louise Kramer

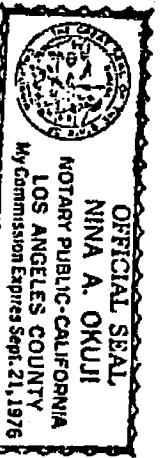
Vollmer Kramer
Vollmer Kramer

CALIFORNIA,
STATE OF ~~NEBRASKA~~, County of *Los Angeles*:

Before me, a notary public qualified for said county, personally came
Mariene Andresen , single

Known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on August 28 19 74.

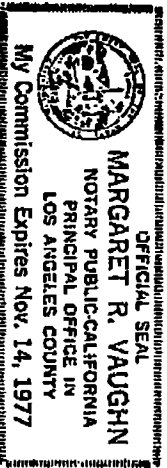


Nina A. Okuji Notary Public.
My commission expires *Sept. 21*, 19*76*.

Before me, a notary public qualified for said county, personally came
Louise Kramer and Volmer Kramer, wife and husband

Known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on August 30, 1974



Margaret R. Vaughn Notary Public
My commission expires Nov. 14, 1977

STATE OF Iowa, County of Polk

Before me, a notary public qualified for said county, personally came
Maybelle Coul, widow

Known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Samuel R. Coul 4th
Witness my hand and notarial seal on Sept 30th, 1974
My commission expires Sept 30th, 1977
Notary Public

STATE OF NEBRASKA, COUNTY OF DOUGLAS:

Before me, a Notary Public qualified for said County, personally came

Ella Egan and Samuel R. Egan, wife and husband

known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on Sept 15, 1974.
LUKE J. CONNOLLY
GENERAL NOTARY - State of Neb.
My Commission Expires
August 15, 1978
Luke J. Connolly
Notary Public

My commission expires Sept 15, 1975

3rd

RECEIVED
1978 JUL 26 AM 11:41
C. MERRICK
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

1588
545
2nd
6.25
9-15-74
9-15-74

WARRANTY DEED

William Andresen and Vera Andresen,
husband and wife

, herein called the grantor whether one or more,

in consideration of One Dollar and other valuable considerations -----

received from grantee, does grant, bargain, sell, convey and confirm unto Maybelle Goul, widow; Ella Egan & Samuel R. Egan, wife & husband; Louise Kramer & Folmer Kramer, wife and husband and Marlene Andresen, single,

herein called the grantee whether one or more, the following described real property in

.....Douglas..... County, Nebraska:

A tract of land in the East Half Southwest Quarter Section 9, Township 15 North, Range 11 East of the Sixth P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the center of said Section 9; thence west along the north line Southwest Quarter a distance of 1,114.81 feet; thence South on a line 211.51 feet east of and parallel to the North-South centerline of said Southwest Quarter a distance of 2,643.94 feet to the south line said Section 9; thence east along said south line Section 9 a distance of 576.43 feet; thence north a distance of 1,322.44 feet to a point on the north line of the South Half Southwest Quarter said point being 538.76 feet west of the east line said Southwest Quarter; thence east 538.76 feet to the east line said Southwest Quarter; thence north 1,322.88 feet to the place of beginning, containing 51.34 acres.

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 the 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

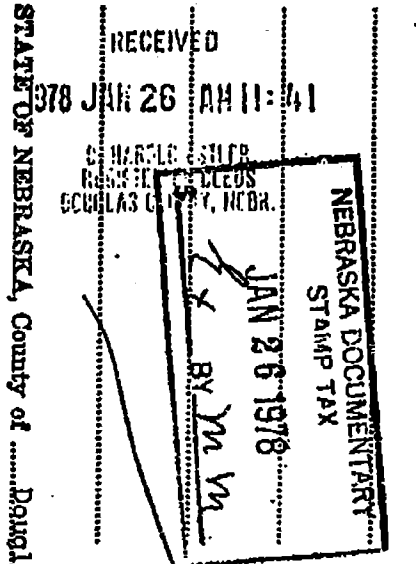
that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated

Sept. 13
August 13

1974

Deed 34



William Andresen
William Andresen
Vera Andresen
Vera Andresen

585
275
see

32
11-5-11

11-5-11

STATE OF NEBRASKA, County of ...Douglas.....

Before me, a notary public qualified for said county, personally came

William Andresen and Vera Andresen,
husband and wife,

Known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

ROMA M. WIDMANN
GENERAL NOTARY

State of Nebraska

My Commission Expires
March 4, 1977

Sept. 13
August 13 1974

Roma M. Widmann

Notary Public.

My commission expires

March 4

1977

That after compiling the record of this cause there will be due this Court for costs of administration the sum of \$ 80.85 and that after paying said cost the executor will have

in hand the sum of \$ 3078.01

in cash.

WHEREFORE IT IS ORDERED AND CONSIDERED BY THE COURT,

That the said final administration account is settled, allowed and approved as filed.

That the executor pay the said costs herein taxed at \$ 80.85 and executor fee of \$200.00

That the executor pay the following named persons the amounts set opposite their respective names as their respective distributive shares of the cash belonging to said estate

- \$600.00 to Ella Eagen
- \$600.00 to Louise Steen
- \$600.00 to Marlene Andresen
- \$ 25.00 to Mable Gouli

\$560.75 to Emma Andresen
\$113.51 to William J. Andresen, Jr.
\$560.75 Pauline Andresen
These amounts arrived at by charging each one with his or her proportionate share of specific bequests as set out in the will

That the executor deliver over the personal property belonging to said estate to the said heirs to be owned by them in the undivided proportions which each has heretofore been found entitled to, as their distributive shares of the personal property belonging to said estate.

It undivided 1/3 to Emma Andresen, William J. Andresen, Jr. and Pauline Andresen, each

That the real property remaining of which the testator died seized, is hereby assigned to the persons entitled thereto as devisees under the will, as hereinafter found.

WASNT of Sec. 9, Twp. 15, Range 11, Douglas County, Nebr., to William J. Andresen
 WASNT of Sec. 2, Twp. 15, Range 11, Douglas County, Nebr., to Pauline Andresen
 WASNT of Sec. 9 Twp. 15, Range 11, Douglas County, Nebr., to Emma Andresen
 N 39 ft. of Lot 7 & S 2 ft. of Lot 8, Block 2, Crawford's Addn., Elkhorn, Nebraska, an undivided one-half each to Emma Andresen and Pauline Andresen subject to Homestead of Emma Andresen
 Inheritance Tax Paid.

That upon payment of the said costs of administration, and the payment of the money and delivery of the personal property as aforesaid, and upon the return of the proper vouchers and report of his doings under this decree, and upon the approval of the same by this Court, the executor be discharged.

ROBERT R. TROYER

Court Judge

Filed: Sep. 18, 1950.

COUNTY COURT

DOUGLAS COUNTY

ROBERT R. TROYER, Judge

JOSEPH J. BELTZ, Clerk

OMAHA, NEBR.

STATE OF NEBRASKA, ss.

COUNTY OF DOUGLAS

Robert R. Troyer,

County Judge of Douglas County,

Nebraska, do hereby certify that I have compared the foregoing copy of Last Will and Testament, and codicil thereto, Certificate to Probate of Will and Decree on Final Account

in the matter of the Estate of William Andresen, Deceased,

with the original record thereof now remaining in said court; that the same is a correct transcript thereof, and of the whole of said original record; that I have the legal custody and control of said original record; that said court is a court of record, has a seal, and that said seal is hereto affixed; and that the foregoing avowal is in due form according to the laws of the State of Nebraska.

IN WITNESS WHEREOF, I have herunto set my hand and

affixed the seal of said Court at Omaha, this 15th day

of September, A.D. 1950

ROBERT R. TROYER

By *Robert R. Troyer*

Clerk of the County Court

Form No. 71-2000, Rev. 4-54

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