



BK 1833 PG 198



DEED 1988 09736

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INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVE

BOOK 1833 PAGE 198

13612 Arthur 68144
9736
Bernice Gerber

Bernice Gerber,
Arthur Gerber,
Donald J. Gerber,

Personal Representative of the Estate of
Deceased, GRANTOR, conveys and releases to
GRANTEE.

the following described real estate:

A one-sixth (1/6) undivided interest in and to all of
that real property legally described in "Exhibit A"
which Exhibit is attached hereto and incorporated
herein by that attachment and this reference,

RECEIVED
1988 AUG 26 PM 3:07
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

NEBRASKA DOCUMENTARY
STAMP TAX
15-86 Date 8-26-88
By C/O

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR
covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed August 25, 1988

Bernice Gerber
Personal Representative
ESTATE OF ARTHUR GERGER DECEASED.

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

The foregoing instrument was acknowledged before me on August 25, 1988

by Bernice Gerber Personal Representative of the Estate of
Arthur Gerber Deceased.

GENERAL NOTARY-State of Nebraska
LEROY ROGERS
My Comm. Exp. Sept. 12, 1989

Leroy Rogers
Notary Public Leroy Rogers
My commission expires Sept. 12, 1989

STATE OF NEBRASKA, County of _____ Filed for record and entered in Numerical Index
on _____ 19 _____ at _____ o'clock _____ m., and recorded in Deed Record _____ Page _____

County or Deputy County Clerk
Register or Deputy Register of Deeds

NCLE Form No 370
NSEA Form 1 21
Re. 12-79, 1-82

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BK 1833 N 17-15-13
198-201-27A-564/570
C/O ✓ FEE 29.00
DEL ✓ MC W/C
COMP ✓ F/B

EXHIBIT A

Sub Lots 1 and 2 of Tax Lot 21 together with part of Tax Lot 21 and Sub Lot 3 of Tax Lot 20 together with part of Tax Lot 20, located in the Northwest quarter of the Southeast quarter of Section 17, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows:

Beginning at the Southwest property corner of Tax Lot 21; thence Northerly along the Westerly property line of said Tax Lot 21, (a.k.a. the East right-of-way line of 41st Avenue), a distance of 171.5 feet to a point located on the Southerly right-of-way line of Cuming Street (said point being 43 feet South of the center line of Cuming Street), thence Northeasterly along the said Southerly right-of-way line of Cuming Street, a distance of 224.75 feet to a point located on the West property line of Sub Lot 2 of Tax Lot 21; thence Northerly along the said West property line of Sub Lot 2 of Tax Lot 21, a distance of 4.63 feet to the Northwest property corner of said Sub Lot 2 of Tax Lot 21 (said property corner being located on the South right-of-way line of Cuming Street), thence East along the North property line of Sub Lots 2 and 1 of Tax Lot 21, and Sub Lot 3 of Tax Lot 20 together with part of Tax Lot 20, a distance of 142.3 feet, thence South $01^{\circ}05'00''$ West (assumed bearing), a distance of 75.95 feet, thence South $88^{\circ}55'00''$ East, a distance of 3.5 feet, thence South $01^{\circ}11'00''$ West, a distance of 64.1 feet, thence South $89^{\circ}49'00''$ West, a distance of 15.37 feet to a point located 41.4 feet North of the said South property line of Tax Lot 20, thence South along a line being 352 feet East of and parallel to the West property line of said Tax Lot 21, a distance of 41.4 feet to a point located on the said South property line of Tax Lot 20, thence Westerly along the said South property line of Tax Lots 20 and 21, a distance of 352 feet to the Point of Beginning, except a part of Tax Lot 21, located in the Northwest quarter of the Southeast quarter of Section 17, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, being more particularly described as follows: commencing at the Southwest property corner of Tax Lot 21, thence due North (assumed bearing) along the West property line of said Tax Lot 21 (said property line a.k.a. the East right-of-way line of 41st Avenue), a distance of 33.5 feet to the Point of Beginning, thence continuing due North along the said West property line of Tax Lot 21, a distance of 138 feet to a point located on the Southerly right-of-way line of Cuming Street, thence North $88^{\circ}37'52''$ East along the said Southerly right-of-way line of Cuming Street, a distance of 183 feet, thence due South along a line 182.95 feet East of and parallel to the said West property line of Tax Lot 21, a distance of 138 feet, thence South $88^{\circ}37'52''$ West along a line 137.96 feet South of and parallel to the said Southerly right-of-way line of Cuming Street, a distance of 183 feet to the Point of Beginning (now commonly described as 4021 Cuming Street, Omaha, Nebraska); and

A part of Tax Lot 21, located in the Northwest quarter of the Southeast quarter of Section 17, Township 15 North, Range 13 East of the 6th P.M. in the City of Omaha, in Douglas County, Nebraska, being

more particularly described as follows: Commencing at the Southwest property corner of Tax Lot 21; thence due North (assumed bearing) along the West property line of said Tax Lot 21 (said property a.k.a the East right-of-way line of 41st Avenue), a distance of 33.5 feet to the Point of Beginning; thence continuing due North along the said West property line of Tax Lot 21, a distance of 138 feet to a point located on the Southerly right-of-way line of Cuming Street; thence North $88^{\circ}37'52''$ East along the said Southerly right-of-way line of Cuming Street, a distance of 183 feet; thence due South along a line 182.95 feet East of and parallel to the said West property line of Tax Lot 21, a distance of 138 feet; thence South $88^{\circ}37'52''$ West along a line 137.96 feet South of and parallel to the said Southerly right-of-way line of Cuming Street, a distance of 183 feet to the Point of Beginning (now commonly described as 4101 Cuming Street, Omaha, Nebraska); and

Lots 1, 2 and 3, Block 1, West Cuming, except the North 10 feet, an Addition to the City of Omaha, and all that part of Lots 1, 2, 3 and 4, Block 2, Doneckens Addition to Walnut Hill, now Omaha, Nebraska, Lots 4, 5 and 6, Block 1, West Cuming Addition and the 12 foot alley (vacated under Ordinance No. 3514) between said Doneckens Addition and West Cuming Addition in said City of Omaha, lying Northwesterly of a line 50 feet Northwesterly from and parallel with the existing center line of the most Westerly main track of Missouri Pacific Railroad Company more particularly described as follows: Beginning at the Northwest corner of said Lot 3, which is in the South line of Cuming Street, thence Eastwardly, along said South line of Cuming Street to a point 50 feet Northwestwardly from and normal to said existing center line, thence Southwestwardly, 50 feet Northwestwardly from and parallel with said existing center line, to a point in the Northeasterly line of Saddle Creek Road, thence Northwestwardly, along said Northeasterly line of Saddle Creek Road, to a point in the North line of said Lot 4 West, Cuming Addition, thence Eastwardly, along said North line of Lot 4 to the Northeast corner thereof, thence Northeastwardly, by a straight line to the Southeast corner of Lot 1, said Block 1, West Cuming Addition, which is in the West line of said Lot 4, Block 2, Doneckens Addition, thence Northwardly along said West line of Lot 4 and the West line of said Lot 3, Doneckens Addition, to the Point of Beginning, except those parts of said Lots 4, 5 and 6, Block 1, West Cuming, Addition taken by the State of Nebraska for widening of Saddle Creek Road; and also including vacated alley running East and West between Cuming Street and railroad right-of-way from Saddle Creek Road East to vacated North-South alley between 45th Street and Saddle Creek Road, per Ordinance No. 29230 of the City of Omaha (now commonly described as 4519 Cuming Street, Omaha, Nebraska); and

Lots 4, 5, 6, 7, 8, 9 and 10, Block 1, Briggs Place, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, except that part of said Lots 9 and 10 taken for Saddle Creek Road, and also excepting an area of 81 square feet, more or less, taken in 1964 and described as: Except Saddle Creek Road,

the West 6 feet of the East 9.5 feet of Lot 10, Block 1, Briggs Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska (all of included property now commonly described as 217 Saddle Creek Road, Omaha, Nebraska).