

COUNTER LM C.E. LM
VERIFY LM D.E. LM
PROOF _____
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SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2013-01542

01/17/2013 10:16:11 AM

Clay J. Dowling

REGISTER OF DEEDS



**NOTICE OF AGREEMENT FOR THE SALE
AND PURCHASE OF REAL ESTATE**

NOTICE IS HEREBY GIVEN that **ELEANORE TEX and RONALD D. TEX, SR. as Co-Trustees of the Eleanore Tex Revocable Trust**, as the Seller and **RONALD D. TEX, SR. and SHARON K. TEX, husband and wife**, as the Buyers, have entered into a Written Agreement for the Sale and Purchase of Real Estate:

1. **The Written Agreement** between the parties is dated DECEMBER 29th, 2012. The Seller's address is 8813 South 99th Street, LaVista, Nebraska 68128. The Buyers' address is 11009 Schram Road, Papillion, Nebraska 68046.

2. **The real property** which is the subject of this sale, and against which this NOTICE should be indexed and recorded, is the following (as defined in Neb. Rev. Stat. §76-201):

SEE ATTACHED EXHIBIT 'A'

3. **The purpose of this NOTICE** is to record evidence of the sale and the Buyers' equitable ownership of the property, even while the Seller retains the legal title in trust for the Buyers.

4. **Particulars:** The Buyers are responsible to pay real property taxes after the date of January 1, 2013. The deed of conveyance, to be given to the Buyers when the carried debt is paid, is held "in escrow" by the independent party of DAKOTA TITLE of Omaha nebraska. The Seller and Buyers represent that when the deed of conveyance is placed of record, all consideration to be paid by the Buyers to the Seller will have been

RTT E.T. -1- SKT

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paid, at that time; and third parties may then rely upon the completion of the Written Agreement.

ELEANORE TEX and RONALD D. TEX, SR.,
Co-Trustees of the Eleanore Tex Revocable
Trust, Seller

12-29-2012
Date

Eleanore Tex
Eleanore Tex, Co-Trustee, Seller

12-29-2012
Date

Ronald D. Tex, Sr.
Ronald D. Tex, Sr., Co-Trustee, Seller

12-29-2012
Date

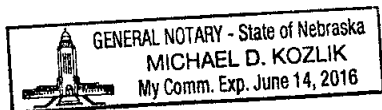
Ronald D. Tex, Sr.
Ronald D. Tex, Sr., Buyer

12/29/2012
Date

Sharon K. Tex
Sharon K. Tex, Buyer

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

The foregoing instrument was acknowledged by ELEANORE TEX, as Co-Trustee of the Eleanore Tex Revocable Trust, as Seller, identified above, before me, the undersigned, a Notary Public in and for said State and County, on the 29 day of DECEMBER, 2012, as her free and voluntary act and deed.

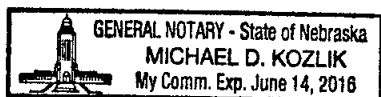



Michael D. Kozlik
Notary Public

B

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

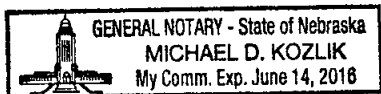
The foregoing instrument was acknowledged by RONALD D. TEX, SR., Co-Trustee of the Eleanore Tex Revocable Trust, as Seller, and individually as Buyer, identified above, before me, the undersigned, a Notary Public in and for said State and County, on the 24th day of December, 20 12, as his free and voluntary act and deed.

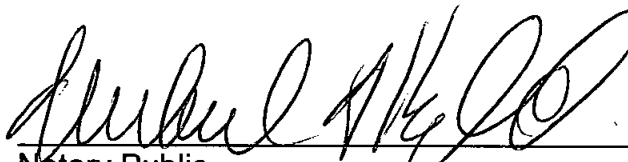



Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged by SHARON K. TEX, as Buyer, identified above, before me, the undersigned, a Notary Public in and for said State and County, on the 29 day of December, 20 12, as her free and voluntary act and deed.




Notary Public

Rec +
Ret

PREPARED BY AND RETURN TO:

Michael D. Kozlik #15979
Harris Kuhn Law Firm, LLP
1005 South 107th Avenue, Suite 100
Omaha, Nebraska 68114
402) 397-1200, Ext. 104 Office
(402) 718-8400 Direct Line

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Part of Tax Lot 9 in Section 9, Township 13, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Part of Tax Lot 9 being that part of the Southeast Quarter lying South and East of Railroad Right of Way in Section 9, Township 13 North, Range 12 East of the 6th P.M. EXCEPT The South 560.00 feet of the East 1575.00 feet of the Southeast Quarter of Section 9, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of said Section 9, thence S90-00-00W (an assumed bearing) along the South line of said Southeast Quarter for 1575 feet; thence N00-27-07E on a line 1575.00 feet West of and parallel to the East line of said Southeast Quarter for 460.00 feet; thence N90-00-00E on a line 560.00 feet North of and parallel to the South line of said Southeast Quarter for 1575.00 feet to the East line of said Southeast Quarter; thence S00-278-07W along said East line for 460.00 feet to the point of beginning, except any part thereof which may be used and/or conveyed as a public road and EXCEPT a part of the Southeast ¼ of Section 9, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows: Beginning at the East ¼ corner of said Section 9; thence S 00°03'11"E (an assumed bearing) along the East line of said Southeast ¼ for 345.70 feet; thence N 40°24'07"W for 454.35 feet to the ¼ Section line; thence S 89°56'35"E along said ¼ Section line for 294.16 feet to the point of beginning and containing 1.2 acres more or less

AND

Tax Lot B1, in Section 9, Township 13, Range 12 East of the 6th P.M., Sarpy County, Nebraska being all that part of Tax Lot B (former C.R.I. & P. Railroad), located in the Southeast Quarter of Section 9, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, except Tax Lot B 2

AND

That part of Tax Lots 2 and "C", in Section 9, Township 13, Range 12 East of the 6th P.M., Sarpy County, Nebraska described as follows: Commencing at the East ¼ corner of Section 9; thence N 89°56'35"W (an assumed bearing) along the south line of said Northeast ¼ for 797.12 feet to the point of beginning; thence continuing N 89°56'35"W along said south line for 372.17 feet to the Northerly line of Tax Lot "C"; thence N 49°33'08"E along said line for 437.46 feet; thence S 07°52'03"E for 286.87 feet to the point of beginning,

Subject to easements, reservations, covenants and restriction of record.

An undivided one-half (1/2) interest in the property above.