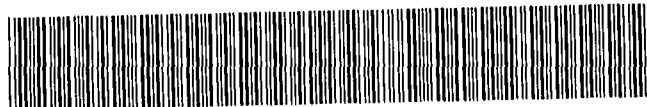


DEED 2011013347



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Nebr Doc
Stamp Tax
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deed 4/1 me
FEE 20.50 FB 01-600000
EXP 20-16-12
DEL SCAN RV

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/8/2011 11:06:07.37



2011013347

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DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

WELLAND J. BATES, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELSIE F. BATES, pursuant to appointment by the County Court of Douglas County, Nebraska, GRANTOR, transfers to PATRICIA J. LOGEMAN, DEHLIA F. LOZIER, and KAREN A. BATES-CROUCH, CO-TRUSTEES OF THE ELSIE F. BATES FAMILY TRUST established in the last will and testament of Elsie F. Bates, GRANTEES, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

82% of the real estate legally described in Exhibit A, attached, located in Douglas County, Nebraska

and subject to easements and restrictions of record.

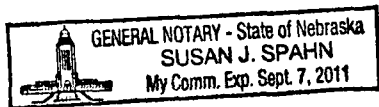
GRANTOR has determined that the GRANTEES are the persons entitled to distribution of the real estate from said Estate. GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey and release the same.

Executed October 6, 2010.

Welland J. Bates
WELLAND J. BATES, Personal Representative
of the Estate of Elsie F. Bates

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on October 6, 2010 by Welland J. Bates, Personal Representative of the Estate of Elsie F. Bates.



Susan J. Spahn
Notary Public 9:25 a.m.

RETURN TO:

Susan J. Spahn
Fitzgerald, Schorr, Barmettler & Brennan, PC, LLO
10050 Regency Circle, Suite 200
Omaha, NE 68114-3794

✓
OSS205

EXHIBIT A

Real estate located at 11110 State Street, Omaha, Nebraska 68142, legally described as follows:

NE1/4 of Section 20, Township 16 North, Range 12 East of the 6th P.M., except beginning at N36°39'11"W on the East line of Blair High Road, 490.10 feet; thence N27°34'11"W on the East line of Blair High Road, 141.97 feet, thence N89°50'46"E on a line 520.00 feet North of and parallel to the South line of said NE1/4, 567.08 feet to the East line of said NE1/4; thence S00°00'02"E on the East line of Said NE1/4, 520.00 feet; thence due West along the South line of NE1/4 to East right-of-way line of Blair High Road, and except commencing at the SE corner of said NE1/4 thence N00°00'02"W (assumed bearing) on the East line of said NE1/4, 520.00 feet to the point of beginning; thence S89°50'46"W on a line 520.00 feet North of and parallel to the South line of said NE1/4, 567.08 feet to the East line of Blair High Road; thence N27°34'11" West on the East line of Blair High Road, 111.23 feet; thence N38°23'11"W on the East line of Blair High Road, 1492.20 feet; thence N31°29'11"W on the East line of Blair High Road, 995.00 feet to the North Line of said NE1/4; thence N89°52'05"E on the North line of said NE1/4, 2067.28 feet to the NE corner of said NE1/4; thence S00°00'02"E on the East line of said NE1/4, 2118.48 feet to the point of beginning, Douglas County, Nebraska;

Less that' property taken by the State of Nebraska in a condemnation proceeding filed with the Douglas County Register of Deeds Office MISC 2003101830, legally described as follows:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 109.210 METERS (358.30 FEET) TO THE EXISTING HIGHWAY RIGHT OF WAY LINE AND POINT OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 39.591 METERS (129.89 FEET); THENCE NORTHWESTERLY DEFLECTING 53 DEGREES, 31 MINUTES, 07 SECONDS RIGHT A DISTANCE OF 640.121 METERS (2,100.13 FEET) TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 3038.000 METER (9,967.17 FOOT) RADIUS CURVE TO THE RIGHT, THE INITIAL TANGENT OF WHICH DEFLECTS 0 DEGREES, 00 MINUTES, 00 SECONDS RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 272.009 METERS (892.42 FEET); THENCE SOUTHWESTERLY DEFLECTING 76 DEGREES, 23 MINUTES, 16 SECONDS LEFT FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 54.645 METERS (179.28 FEET); THENCE SOUTHWESTERLY DEFLECTING 9 DEGREES, 46 MINUTES, 33 SECONDS RIGHT A DISTANCE OF 60.203 METERS (197.52 FEET) TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG SAID WEST LINE DEFLECTING 98 DEGREES, 09 MINUTES, 09 SECONDS RIGHT A DISTANCE OF 79.685 METERS (261.43 FEET) TO THE EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE EASTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE DEFLECTING 89 DEGREES, 52 MINUTES, 27 SECONDS RIGHT A DISTANCE OF 26.834 METERS (88.04 FEET); THENCE SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE DEFLECTING 10 DEGREES, 16 MINUTES, 05 SECONDS RIGHT A DISTANCE OF 113.325 METERS (371.80 FEET) TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE ON A 1764.668 METER (5,789.58 FOOT) RADIUS CURVE TO THE LEFT, THE INITIAL TANGENT OF WHICH DEFLECTS 52 DEGREES, 38 MINUTES, 11 SECONDS RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 295.199 METERS (968.50 FEET); THENCE SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS RIGHT FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 653.035 METERS (2,142.50 FEET) TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 3.727 HECTARES (9.21 ACRES), MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 148.801 METERS (488.19 FEET) TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY DEFLECTING 53 DEGREES, 31 MINUTES, 07 SECONDS RIGHT A DISTANCE OF 640.121 METERS (2,100.13 FEET) TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 3038.000 METER (9,967.17 FOOT) RADIUS CURVE TO THE RIGHT, THE INITIAL TANGENT OF WHICH DEFLECTS 0 DEGREES, 00 MINUTES, 00 SECONDS RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 272.009 METERS (892.42 FEET); THENCE SOUTHWESTERLY DEFLECTING 76 DEGREES, 23 MINUTES, 16 SECONDS LEFT FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 54.645 METERS (179.28 FEET); THENCE SOUTHWESTERLY DEFLECTING 9 DEGREES, 46 MINUTES, 33 SECONDS RIGHT A DISTANCE OF 50.101 METERS (164.37 FEET) TO THE POINT OF TERMINATION; THENCE SOUTHWESTERLY DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 10.102 METERS (33.14 FEET) TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG SAID WEST LINE DEFLECTING 98 DEGREES, 09 MINUTES, 09 SECONDS RIGHT A DISTANCE OF 48.445 METERS (158.94 FEET) TO THE POINT OF RESUMPTION; THENCE NORTHEASTERLY DEFLECTING 80 DEGREES, 04 MINUTES, 57 SECONDS RIGHT A DISTANCE OF 30.549 METERS (100.23 FEET); THENCE NORTHWESTERLY DEFLECTING 87 DEGREES, 12 MINUTES, 58 SECONDS LEFT A DISTANCE OF 26.241 METERS (86.09 FEET); THENCE NORTHERLY DEFLECTING 16 DEGREES, 07 MINUTES, 34 SECONDS RIGHT A DISTANCE OF 10.187 METERS (33.42 FEET) TO THE NORTH LINE OF SAID QUARTER SECTION AND THE POINT OF TERMINATION; EXCEPT OVER ONE NONRESTRICTED DRIVE AS TO USE, NOT TO EXCEED 12.192 METERS (40.00 FEET) IN WIDTH, THE CENTERLINE OF WHICH IS LOCATED 192.327 METERS (630.99 FEET) NORTHWESTERLY FROM THE SOUTH LINE OF SAID QUARTER SECTION AS MEASURED ALONG THE CENTERLINE OF THE HIGHWAY.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

PERMANENT EASEMENT TO A TRACT OF LAND FOR CHANNEL PURPOSES LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 89.744 METERS (294.44 FEET); THENCE NORTHEASTERLY DEFLECTING 98 DEGREES, 09 MINUTES, 09 SECONDS

LEFT A DISTANCE OF 60.203 METERS (197.52 FEET) TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY DEFLECTING 9 DEGREES, 46 MINUTES, 33 SECONDS LEFT A DISTANCE OF 54.645 METERS (179.28 FEET) TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 3038.000 METER (9,967.17 FOOT) RADIUS CURVE TO THE LEFT, THE INITIAL TANGENT OF WHICH DEFLECTS 76 DEGREES, 23 MINUTES, 16 SECONDS RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 30.736 METERS (100.84 FEET); THENCE SOUTHWESTERLY DEFLECTING 104 DEGREES, 02 MINUTES, 22 SECONDS RIGHT FROM THE TERMINAL TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 61.950 METERS (203.25 FEET); THENCE NORTHWESTERLY DEFLECTING 90 DEGREES, 00 MINUTES, 00 SECONDS RIGHT A DISTANCE OF 30.000 METERS (98.43 FEET) TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.174 HECTARES (0.43 ACRES), MORE OR LESS.

PERMANENT EASEMENT TO A TRACT OF LAND FOR ACCESS PURPOSES LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 89.744 METERS (294.44 FEET) TO THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 10.000 METERS (32.81 FEET); THENCE EASTERLY DEFLECTING 90 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 10.000 METERS (32.81 FEET); THENCE NORTHERLY DEFLECTING 90 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 11.433 METERS (37.51 FEET); THENCE SOUTHWESTERLY DEFLECTING 98 DEGREES, 09 MINUTES, 09 SECONDS LEFT A DISTANCE OF 10.102 METERS (33.14 FEET) TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.011 HECTARES (0.03 ACRES), MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR THE PURPOSE OF BUILDING A DRIVE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 148.801 METERS (488.19 FEET); THENCE NORTHWESTERLY DEFLECTING 53 DEGREES, 31 MINUTES, 07 SECONDS RIGHT A DISTANCE OF 138.728 METERS (455.14 FEET) TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY DEFLECTING 0 DEGREES, 00 MINUTES, 00 SECONDS RIGHT A DISTANCE OF 50.000 METERS (164.04 FEET); THENCE SOUTHWESTERLY DEFLECTING 90 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 17.000 METERS (55.77 FEET); THENCE SOUTHEASTERLY DEFLECTING 90 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 50.000 METERS (164.04 FEET); THENCE NORTHEASTERLY DEFLECTING 90 DEGREES, 00 MINUTES, 00 SECONDS LEFT A DISTANCE OF 17.000 METERS (55.77 FEET) TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.085 HECTARES (0.21 ACRES), MORE OR LESS.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT 133-2(110), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED

TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNEE(S) AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.