

WARRANTY DEED

REGINA L. MILLER, single, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, does grant, bargain, sell, convey and confirm unto WILLIAM LEE MILLER, SCOTT J. MILLER, and PATRICK JOHN MILLER, as tenants in common, herein called the grantee whether one or more, the following described real property in Sarpy County, Nebraska:

Tax Lot 5, being that part of the West Half of the Southeast Quarter of Section 14, Township 14 North, Range 11, East of the 6th P.M. that lies North of the right-of-way of the C.B. & Q. Railroad, subject to the Easement of 33 feet of a 66 foot public road on the North side thereof;

Tax Lot Eight in the Northeast Quarter of the Southeast Quarter of Section 14, Township 14 North, Range 11, East of the 6th P.M.;

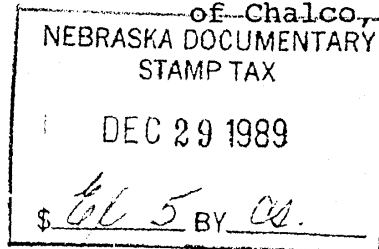
Tax Lot Nine in the Northeast Quarter of the Southeast Quarter of Section 14, Township 14 North, Range 11, East of the 6th P.M.;

Tax Lot 3B2 in the Southwest Quarter of Section 14, Township 14 North, Range 11, East of the 6th P.M.;

Tax Lot 6B in the West Half of the Southeast Quarter of Section 14, Township 14 North, Range 11, East of the 6th P.M.;

Tax Lot 10B in the East Half of the Southeast Quarter of Section 14, Township 14 North, Range 11, East of the 6th P.M.;

That part of Lots 5 and 6 in Block 14, Village of Chalco, Sarpy County, Nebraska, described as follows: Beginning at a point where the West line of Tax Lot 5, in Section 14, intersects the North line of C.B. & Q. railroad right-of-way, thence Northwesterly along the North line of said right-of-way to the center of the creek, thence Northeasterly along the center line of said creek to where the center line of said creek intersects the West line of said Tax Lot 5, thence South to the place of beginning, being all that part of the Northeast corner of the Southwest Quarter of Section 14, Township 14 North of Range 11, East of the 6th P.M., lying North of the C.B. & Q. railroad right-of-way, and East of the center line of the creek bed, all in Section 14, Township 14, North of Range 11, East of the 6th P.M. in the Village of Chalco, Sarpy County, Nebraska;



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Excepting from said Tax Lots 9 and 10B that part conveyed to State of Nebraska for highway purposes by Warranty Deed dated August 16, 1962, and filed August 31, 1962, in Book 109 and Page 661 of Deed Records;

Subject to public highways, and limitations or restrictions of access to highways, and easement of record;

Except the tract described as follows: A part of Tax Lot 5 in the Southeast Quarter of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska together with that part of the Northeast Quarter of the Southwest Quarter of said Section 14 lying East of the centerline of a creek and North of the Chicago Burlington & Quincy Railroad right-of-way, and more particularly described as follows:

Beginning at a point on the West line of the Southeast Quarter, 33.00 feet South of the Northwest corner of the Southeast Quarter of said Section; thence N89 degrees 59' 41" East (assumed bearing) along a line 33.00 feet South of and parallel to the North line of the Southeast Quarter, a distance of 1145.23 feet to a point; thence South 0 degrees 0' 07" East a distance of 396.24 feet to a point on the northerly right-of-way line of the C.B. & Q. railroad; thence North 77 degrees 26' 12" West along the Northerly right-of-way line of the C.B. & Q. railroad a distance of 1174.20 feet to the point of intersection of the west line of the Southeast Quarter of Section 14; thence continuing along, the northerly right-of-way line of the C.B. & Q. railroad a distance of 71.39 feet to the intersection of the centerline of a creek; thence North 24 degrees 36' 48" East along the centerline of said creek, a distance of 137.68 feet to a point; thence North 89 degrees 53' 41" east along a line 33.00 feet South of and parallel to the North line of the Southwest Quarter of Section 14, a distance of 13.18 feet to the point of beginning and said tract containing 7.19 acres more or less.

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 seized of said premises; that they are free from encumbrance except easements and restrictions of record; 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 this 27 day of December, 1989.

Regina L. Miller
Regina L. Miller

STATE OF CALIFORNIA :
COUNTY OF Riverside : ss.

The foregoing instrument was acknowledged before me this 27th
day of December, 1989, by Regina L. Miller, single.

Barbara Joan McCall
Notary Public

My Comm. Exp.: May 29 1991

