



DEED 2016089061



OCT 25 2016 16:03 P 3

Nebr Doc Stamp Tax
10-25-2016 Date
\$ Ex020
By AH

Fee amount: 22.00
FB: 43-02880
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/25/2016 16:03:47.00



2016089061

TRUSTEE'S DEED

ALAN H. BINIAMOW, successor Trustee of the Ralph E. Biniamow Trust Agreement dated June 14, 2001, as amended in writing on August 2, 2007, as "Grantor," in consideration of One Dollar (\$1.00) and other valuable consideration, conveys to ALAN H. BINIAMOW, a married person, as "Grantee," the following described real property commonly known as 4115 North 72nd Street, Omaha, Douglas County, Nebraska 68134:

A tract of land located in Lots 2 and 3, Block 94, Benson, Original City of Benson, now the City of Omaha in the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 1, Township 15 North, Range 12 East, Douglas County, Nebraska, described as follows:

Referring to the southeast corner of said Lot 3; thence westerly a distance of 48.00 feet along the south line of said Lot 3 to the point of beginning; thence westerly deflecting 000 degrees, 00 minutes, 00 seconds, a distance of 48.00 feet along said line; thence northwesterly deflecting 022 degrees, 28 minutes, 00 seconds right, a distance of 139.70 feet; thence northerly on a 1330.95 foot radius curve to the right, deflection to the initial tangent being 085 degrees, 04 minutes, 00 seconds right, a distance of 144.60 feet, subtending a central angle of 006 degrees, 13 minutes, 29 seconds; thence northerly on a 2509.48 foot radius curve to the right, deflection to the initial tangent being 000 degrees, 51 minutes, 28 seconds right, a distance of 157.13 feet, subtending a central angle of 003 degrees, 35 minutes, 15 seconds; thence northwesterly deflecting 054 degrees, 38 minutes, 47 seconds right, a distance of 56.70 feet; thence southeasterly deflecting 097 degrees, 09 minutes, 00 seconds right, a distance of 336.40 feet to a point on the south line of said Lots to the point of beginning containing 39,680.40 square feet, more or less.

SUBJECT TO THE FOLLOWING RESTRICTIONS, RESERVATIONS AND EASEMENTS:

1. There will be no ingress or egress over the following described controlled access line located in Lots 2 and 3, Block 94, Benson, Original City of Benson, now the City of Omaha in the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 1, Township 15 North, Range 12 East, Douglas County, Nebraska:

Referring to the southeast corner of said Lot 3; thence westerly a distance of 96.00 feet along the south line of said Lot 3 to the point of beginning; thence westerly deflecting 022 degrees, 28 minutes, 00 seconds right, a distance of 139.70 feet; thence northerly on a 1330.95 foot radius curve to the right, deflection to the initial tangent being 085 degrees, 04 minutes, 00 seconds right, a distance of 144.60 feet, subtending a central angle of 006 degrees, 13 minutes, 29 seconds; thence northerly on a 2509.48 foot radius curve to the right, deflection to the initial tangent being 000 degrees, 51 minutes, 28 seconds right, a distance of 157.13 feet, subtending a central angle of 003 degrees, 35 minutes, 15 seconds; thence northeasterly deflecting 054 degrees, 38 minutes, 47 seconds right; a distance of 56.70 feet to the point of termination.

2. The State of Nebraska, Department of Roads, does hereby retain and reserve to itself all salt springs, coal, oil, gas, natural resources or other mineral rights it may have in or on the above described real property.

3. The State of Nebraska, Department of Roads, reserves an easement for the operation, maintenance and use of any and all existing utilities which are located over, under or upon the above described tract.

4. The State reserves to itself a permanent easement over which the various impacts, including but not limited to, noise, air, light, and dust, associated with vehicular traffic on the highway may be disbursed;

subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated this 17th day of OCTOBER, 2016.

