



BK 2201 PG 307-308



DEED 2002 01071

Nebr Doc Stamp Tax
1-24-02
Date
s. REY
By JOP

RICHARD N. TARECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 JAN 24 PM 4:05

RECEIVED

AFTER RECORDING, RETURN TO: Daniel B. Kinnamon, Erickson & Sederstrom, P.C., 10330 Regency Parkway Drive, Omaha, NE 68114
(Space Above This Line for Recording Data)

25118

WARRANTY DEED

Deed

FEE	11.50	FB	43-02880
	14-167		
BKP	14A-1	C/O	Y COMP. Bk
DEL		COAN	CR PV

A 2/3

KNOW ALL MEN BY THESE PRESENTS:

That we, RALPH E. BINIAMOW and RITA G. BINIAMOW, husband and wife, of 8141 Farnam Drive, Apt. 127, City of Omaha, County of Douglas, State of Nebraska, (herein referred to as Grantors), for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, do hereby grant, bargain, sell, convey and confirm unto RALPH E. BINIAMOW, TRUSTEE OF THE RALPH E. BINIAMOW TRUST AGREEMENT DATED JUNE 14, 2002, (herein referred to as Grantee), all of their right, title and interest in and to the real estate located in Douglas County, Nebraska, and described as follows:

That part of Lots 2, 3, and 4 in Block 94 in BENSON, an addition to the City of Omaha, Douglas County, Nebraska, described as follows: Commencing at the point of intersection of the West line of Lot 1 in said Block 94, Benson, and the Southwesterly line of Military Avenue; and running thence Northwesterly along said Southwesterly line of Military Avenue; a distance of 58.20 feet; thence South (assumed bearing) a distance of 20.61 feet to the point of beginning; thence south 55°33'30" East, 17.00 feet Southwesterly of and parallel to Military Avenue a distance of 160.00 feet; thence South 22°27'30" West a distance of 109.85 feet; thence West 90.00 feet; thence North 192.00 feet to the point of beginning, in Douglas County, Nebraska, except that part deeded to the State of Nebraska, recorded in Book 1297, Page 379 of the Deed Records for Douglas County, Nebraska.

(commonly known as 7105 Military Avenue, Omaha, Nebraska)

To have and to hold the premises above described, together with all the tenements, hereditaments and appurtenances thereunto belonging, unto Grantee and to Grantee's successors and assigns forever.

Grantors do hereby covenant with the said Grantee and with its successors and assigns, that they are lawfully seized of said premises, that they are free from all encumbrances, easements, restrictions, and covenants, except those of record and taxes not yet due; that Grantors have good right and lawful authority to sell the same; and that Grantors hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands on this 14 day of January, 2002.

Ralph E. Biniamow

 RALPH E. BINIAMOW
Rita G. Biniamow

 RITA G. BINIAMOW

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on January 14, 2002,
by RALPH E. BINIAMOW and RITA G. BINIAMOW, Husband and Wife.

Connie K. Kretchmer
Notary Public

