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Date
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RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE  
02 JAN 24 PM 4:00  
**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)

**WARRANTY DEED**

25420

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 commonly known as 4115 North 72 Street, Omaha, Nebraska, and located in Douglas County, Nebraska, as legally described on Exhibit "A" attached hereto and incorporated herein by this reference.

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 his 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 at Book 2113 Page 457 Douglas County Register of Deeds Office and real estate 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.

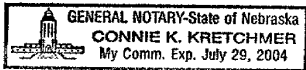
Ralph E. Biniamow  
RALPH E. BINIAMOW

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



A Deed  
FEE 1.00 FB 43-02880  
2/2 BFP C/O  COMB B2  
DEL. SCAN R

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land located in Lots 2 and 3, Block 94, Benson Park, 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 Park, 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.