



BK 1840 PG 387



DEED 1988 14354

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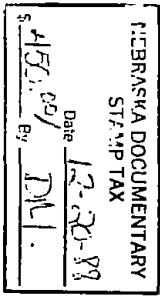
1/4 20 Acres, Ford Rd. 65144

WARRANTY DEED AND QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That JOHN SCHNACK, a single person, and GREGORY D. SCHNACK and JANICE K. SCHNACK, husband and wife, herein called the Grantor, whehter one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, does hereby grant, bargain, sell, convey and confirm unto LAWRENCE W. YOUNGMAN an undivided 499/1000; A. MAE YOUNGMAN an undivided 101/1000 and JUDITH Y. WIGTON an undivided 400/1000, herein called the Grantee, whether one or more, the following described real property in Douglas County, Nebraska:

That part of the Northwest Quarter of Section 7, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the intersection of the South line of the Northwest quarter of said Section 7 and the East right-of-way line of Highway 31, said point being 70 feet East of the Southwest corner of said Northwest quarter; thence N 4°59'16" E (the West line of said Northwest quarter assumed North-South in direction) for 577.47 feet along said East right-of-way line to a point that is 120 feet East of the West line of said Northwest quarter; thence N 6°38'53" W for 528.00 feet along said East right-of-way line to a point that is 60 feet East of the West line of said Northwest quarter; thence N 4°21'02" E for 275.84 feet along said East right-of-way line to a point that is 80 feet East of the West line of said Northwest quarter; thence N 17°44'53" W for 131.74 feet along said East right-of-way line to a point that is 40 feet East of the West line of said Northwest quarter; thence S 67°27'18" E for 139.51 feet to a found corner; thence S 77°35'45" E for 100.04 feet to a found corner; thence N 83°44'39" E for 99.85 feet to a found corner; thence N 46°14'21" E for 124.97 feet to a found corner; thence N 19°00'14" E for 150.61 feet to a found corner; thence N 1°47'01" E for 300.16 feet to a found corner; thence N



6°10'39" W for 269.89 feet to a found corner; thence N 21°15'48" W for 340.14 feet to the Southerly right-of-way line of "Q" Street; thence along a curve to the right (having a radius of 440.4 feet and a long chord bearing N 80°37'52" E for 137.18 feet) for an arc distance of 137.74 feet along said Southerly right-of-way line; thence N 89°35'28" E for 100.00 feet parallel with and 60 feet South of the North line of the Northwest quarter of said Section 7; thence N 74°28'54" E for 103.58 feet; thence N 89°35'28" E for 1801.40 feet parallel with and 33 feet South of the North line of said Northwest quarter to the East line of said Northwest quarter; thence S 0°33'41" W for 2604.88 feet along said East line to the Southeast corner of the Northwest quarter of said Section 7; thence S 89°46'53" W for 2402.91 feet along the South line of said Northwest quarter to the point of beginning. Contains 132.95 acres. (Premises).

Said Premises being the same as described in prior deeds as follows:

The Northwest Quarter (NW 1/4) of Section 7, Township 14 North, Range 11, East of the 6th P.M., Douglas County, Nebraska, (except 9.87 acres, more or less, described as follows: Referring to the NW corner of said Sec. 7, thence due South (assumed bearing) along the West line of said Sec. 7, 1,128.95 feet, thence North 89°35' East parallel to the North line of said Sec. 7, 40.00 feet to the point of beginning, thence due North 503.87 feet, thence North 15°07' East 76.80 feet, thence due North 54.00 feet to a point of curvature, thence Northeasterly along a 440.4-foot radius curve to the right (initial tangent of which is a continuation of the last described course) a distance of 550 feet; thence South 21°10' East 344.0 feet, thence South 6°00' East 270.0 feet, thence South 2°00' West 300.00 feet, thence South 19°02' West 150.68 feet, thence South 46°14' West 124.77 feet, thence South 83°50' West 100.0 feet, thence North 77°33' West 100.0 feet, thence North 67°18' West 139.50 feet to the place of beginning, the Westerly and Northerly line of the property herein conveyed is the same as the present Easterly and Southerly line of the present right-of-way of the U.S. Highway No. 6.)

Subject to public highways and rights-of-way and lands dedicated to public roads, easements, restrictions and covenants, all as of December 3, 1988.

That JOHN SCHNACK, a single person, and GREGORY D. SCHNACK and JANICE K. SCHNACK, husband and wife, herein called the Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, does hereby quitclaim unto LAWRENCE W. YOUNGMAN an undivided 499/1000; A. MAE YOUNGMAN an undivided 101/1000 and JUDITH Y. WIGTON an undivided 400/1000, herein called the Grantee, whether one or more, the following described real property in Douglas County, Nebraska all real property contiguous to the Premises and located both within Section 7, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, and within the fence line of the Premises as shown on a Certificate of Survey dated November 23, 1988 prepared by Gerald B. Rager, Jr. of Lamp, Rynearson & Associates, Inc. Said contiguous property being potentially owned by Grantor by adverse possession and referred to hereinafter as "Additional Premises".

TO HAVE AND TO HOLD the above-described Premises and Additional 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 as set forth above; 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.

Grantor makes no warranty whatsoever with respect to the Additional Premises.

DATED this 19th day of December, 1988.

John Schnack
JOHN SCHNACK, Grantor

Gregory D. Schnack
GREGORY D. SCHNACK, Grantor

Janice K. Schnack
JANICE K. SCHNACK, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 19th day of December, 1988, before me, a notary public in and for said county, personally came John Schnack, a single person, and Gregory D. Schnack and Janice K. Schnack, husband and wife, to me personally known to be identical persons whose names are affixed to the above instrument and they acknowledged the execution of the same to be there voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal at Omaha, Nebraska, on the day last above written.

Kurt F. Tjaden
Notary Public



Reed 14354 m.

BK 1840 N 7-14-11 C/O FEE 20.50
PG 387-38 N 7-14-11 DEL 11 MC WC
COMP FIB 01-60000

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GEORGE J. ...
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