



BK 2175 PG 447-448



DEED 2001 02854

Nebr Doc Stamp Tax
3-15-01
Date
\$ Ex #2
By SWB

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE
01 MAR 15 AM 10:00
RECEIVED

INDIVIDUAL WARRANTY DEED
PUBLIC PURPOSES

When recorded return to:
City of Omaha, Nebraska
Public Works Department
Design Division
R-O-W Section
(Tom Lund, R/W Agent)

FOR OFFICE USE ONLY	
Project:	Benson Park Plaza Public Improvements
City Proj. No.:	S.P. 00-02
Tract No.:	4
Address:	7323 Ames Circle Omaha, Nebraska 68134

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 5 day of Feb, 2001, AD, between **Russell E. Van Horn and Susan D. Van Horn**, herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of *Twenty-one thousand one hundred ten and 00/100 dollars* (\$21,110.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the **City of Omaha, Nebraska**, a Municipal Corporation organized and existing under and by virtue of the Laws of the State of Nebraska, herein known as the "CITY," the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

SEE ATTACHED EXHIBIT "A"--LAND ACQUISITION LEGAL DESCRIPTION

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said GRANTOR herein, of, in, or to the same, or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto said CITY and its successors and assigns forever for public purposes, and we, the said parties of the first part, GRANTOR herein, for ourselves and our heirs, executors, and administrators, do covenant with CITY and with its successors and assigns that we are lawfully seized of said premises, that they are free from encumbrance, except those now of record; that we have good right and lawful authority to sell the same, and that we will and our heirs, executors, and administrators shall warrant and defend the same unto CITY and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 5 day of Feb, 2001

INDIVIDUAL and/or PARTNERSHIP

Russell E. Van Horn
Russell E. Van Horn

Susan D. Van Horn
Susan D. Van Horn

ACKNOWLEDGMENT

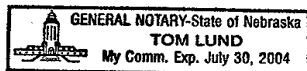
STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 5 day of Feb, 2001, before me, a Notary Public, in and for said County, personally came the above named, **Russell E. Van Horn and Susan D. Van Horn**, who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her, or their voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

Tom Lund
NOTARY PUBLIC

Notary Seal:

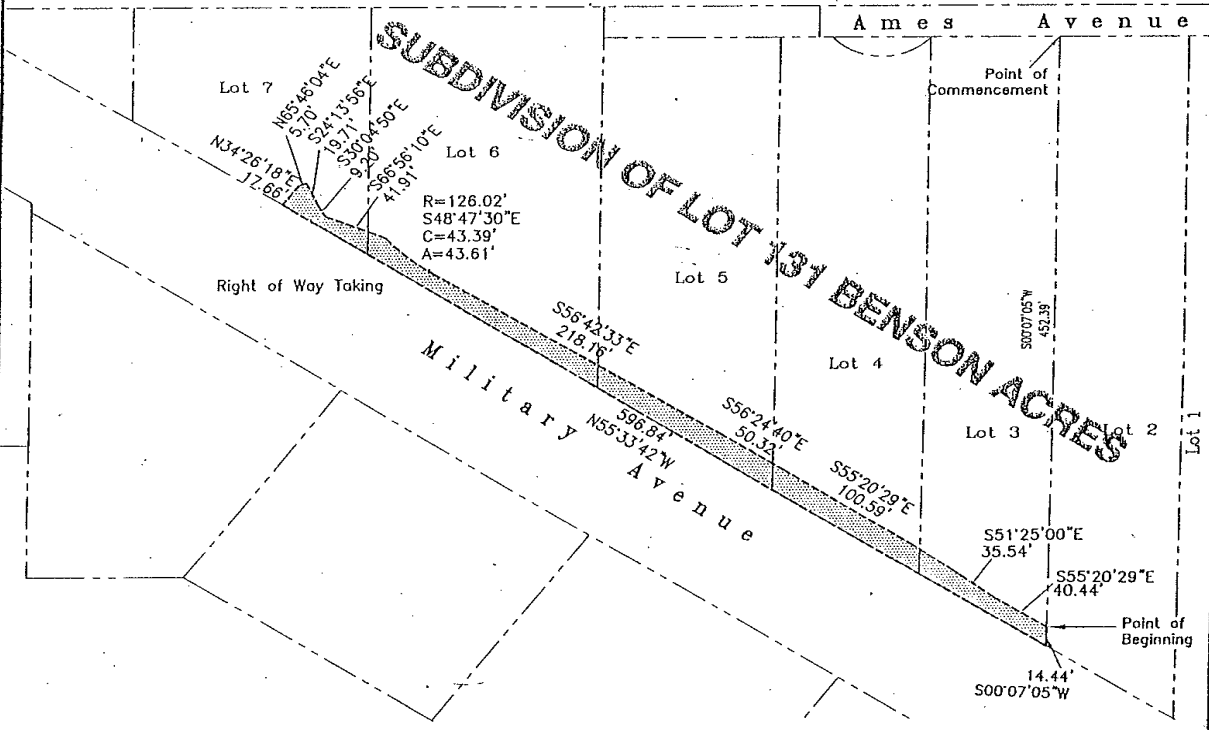


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FEE 14-615 FB 58-03220
BKP 14A-367 C/O COMP BW
DEL _____ SCAN 2 FV _____

EXHIBIT "A"

Legal Description

That part of Lots 3 through 7 of the SUBDIVISION OF LOT 131 BENSON ACRES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Commencing at the northeast corner of said Lot 3; Thence South 00°07'05" West (bearings based on the final plat of BENSON PARK PLAZA, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 14.44 feet along said east line of Lot 3 to the TRUE POINT OF BEGINNING; Thence South 00°07'05" West for 14.44 feet continuing along the east line of said Lot 3 to the north right of way line of Military Avenue; Thence North 55°33'42" West for 596.84 feet along said north right of way line; Thence North 34°26'18" East for 17.66 feet; Thence North 65°46'04" East for 5.70 feet; Thence South 24°13'56" East for 19.71 feet; Thence South 30°04'50" East for 9.20 feet; Thence South 66°56'10" East for 41.91 feet; Thence along a curve to the left (having a radius of 126.02 feet and a long chord bearing South 48°47'30" East for 43.39 feet) for an arc length of 43.61 feet; Thence South 56°42'33" East for 218.16 feet; Thence South 56°24'40" East for 50.32 feet; Thence South 55°20'29" East for 100.59 feet; Thence South 51°25'00" East for 35.54 feet; Thence South 55°20'29" East for 40.44 feet to the Point of Beginning. Contains 8435 square feet.



lamp, ryneason & associates, inc.
 engineers surveyors planners
 14710 west dodge road, suite 100 omaha, nebraska 68144 2029 ph 402-490-2496 fax 402-400-2730

DWG: 98013\9813E436

PAGE 1 OF 1
 DATE 08/24/00

CITY OF OMAHA – PUBLIC WORKS DEPARTMENT

	LAND ACQUISITION	8435	S.F.	PROJECT NO.	SID 6853, SD 5811, SIS 5812
	PERMANENT EASEMENT	—0—	S.F.	TRACT NO.	4
	TEMPORARY EASEMENT	—0—	S.F.		

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