



BK 1898 PG 228-230



DEED 1991 05222

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

WARRANTY DEED

Deed # 5202 8801 Co. Dodge Ad 08/174

ALLEN TRUST, A NEBRASKA INTER VIVOS TRUST UNDER AGREEMENT DATED FEBRUARY 10, 1978, and JOHN A. WIEBE and HARRIET K. WIEBE, TRUSTEES THEREOF, Grantor (whether one or more) in consideration of Two Dollars (\$2.00) and other valuable consideration received from Grantee, CHILDRENS MEMORIAL HOSPITAL FOUNDATION, OMAHA, NEBRASKA, a Nebraska nonprofit corporation, conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

That certain real estate located in Douglas County, Nebraska, legally described on Exhibit "A" which is attached hereto and incorporated herein by this reference.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to the following:
 - (i) all apparent, recorded, and/or unrecorded easements including a perpetual underground gas line easement and a perpetual general utility easement including public or private above-ground or below-ground electric power lines as well as water wells, water lines, water hydrants, and telephone lines -- all serving and for the benefit of residences and/or other buildings on the land abutting to the east which is legally described on Exhibit "B" attached hereto and incorporated herein by this reference; said easements shall extend not more than ten feet each side of the center line of all lines existing on the date hereof and shall include the right of access for any repair, maintenance, or replacement;
 - (ii) zoning, building and use restrictions;
 - (iii) all covenants, restrictions, and rights-of-way of record;
 - (iv) public roads and any limitations or restrictions on access to such roads;
 - (v) the 1991 County consolidated real estate taxes which become delinquent in 1992 plus interest and fees thereon -- and any and all additional real estate taxes or so-called "greenbelt" taxes, including for prior years, plus interest thereon, payable if such real estate becomes disqualified for special valuation as provided in Neb. Rev. Stat. Subsection 77-1343, et seq.; and
 - (vi) all subsequent years' real estate taxes and all special assessments hereafter levied or assessed.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed May 14, 1991.

ALLEN TRUST, A NEBRASKA INTER VIVOS TRUST UNDER AGREEMENT DATED FEBRUARY 10, 1978, and JOHN A. WIEBE and HARRIET K. WIEBE, TRUSTEES THEREOF

By: John A. Wiebe
John A. Wiebe, on behalf of such Allen Trust and in his capacity as Trustee thereof

By: Harriet K. Wiebe
Harriet K. Wiebe, on behalf of such Allen Trust and in her capacity as Trustee thereof

RECEIVED

MAY 16 3 13 PM '91

GEORGE J. BUGLEWICZ
NOTARY PUBLIC
DOUGLAS COUNTY, NE

NEBRASKA DOCUMENTARY STAMP TAX	
Date	5-16-91
\$	72.00
By	[Signature]

AND

BK 1898 N 33-15-111P CTO ✓ FEE 15.50
228-230 DEL IN MC Wc
deed COMP [Signature] F/B 01-00000

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on May 14, 1991, by John A. Wiebe and Harriet K. Wiebe, Trustees of Allen Trust, a Nebraska Inter Vivos Trust under Agreement dated February 10, 1978.

GENERAL NOTARY-STATE OF NEBRASKA
PATRICIA ANN KING
My Comm. Exp. June 24, 1993

Patricia Ann King
Notary Public

My commission expires June 24, 1993

Exhibit "A"

NW 1/4 NE 1/4

Part of the NE 1/4 of Section 33, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the N 1/4 corner of Section 33-15-11; thence along the West line of the NE 1/4 S1°30'10"E a distance of 33.00 feet to the Southerly right-of-way line of U.S. #275; thence along said right-of-way line N89°59'06"E a distance of 748.77 feet; thence S1°25'55"E a distance of 678.96 feet; thence S37°26'19"E a distance of 624.47 feet; thence N89°43'44"E a distance of 343.00 feet; thence S39°42'01"E a distance of 189.78 feet; thence S0°47'45"W a distance of 1228.70 feet to the South line of the NE 1/4; thence along said line S87°41'17"W a distance of 1195.00 feet; thence N46°54'41"W a distance of 463.36 feet; thence N1°30'10"W a distance of 2279.86 feet to the Point of Beginning.

Said tract contains 70.830 acres exclusive of any public highway or county road right-of-way.

SW¹/₄ NE¹/₄Exhibit "B"

Part of the NE 1/4 of Section 33, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the NE corner of Section 33-15-11; thence along the North line of the NE 1/4 S87°39'03"W a distance of 1069.34 feet; thence S21°30'58"E a distance of 50.00 feet to the Southerly right-of-way line of U.S. #275 and the Point of Beginning; thence continue S21°30'58"E a distance of 2189.01 feet; thence N69°32'07"E a distance of 282.42 feet to the West right-of-way line of 168th Street; thence along said right-of-way line S1°25'19"E a distance of 617.30 feet to the South line of the NE 1/4; thence along said line S87°41'17"W a distance of 1087.71 feet; thence N0°47'45"E a distance of 1228.70 feet; thence N39°42'01"W a distance of 189.78 feet; thence S89°43'44"W a distance of 343.00 feet; thence N37°26'19"W a distance of 624.47 feet; thence N1°25'55"W a distance of 678.96 feet to the Southerly right-of-way line of U.S. #275; thence along said right-of-way line N89°59'06"E a distance of 42.66 feet; thence continue along said right-of-way line N86°21'56"E a distance of 806.77 feet to the Point of Beginning.

Said tract contains 53.292 acres exclusive of any public highway or county road right-of-way.