

50-642

WARRANTY DEED

Patricia R. LeMaster and James LeMaster, wife and husband

, herein called the grantor whether one or more,

in consideration of Four Thousand and No/100 -----\$4,000.00)-----Dollars

received from grantee, does grant, bargain, sell, convey and confirm unto

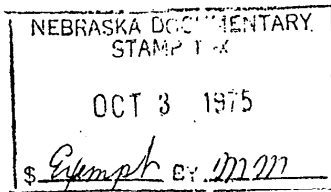
Douglas County, Nebraska

herein called the grantee whether one or more, the following described real property in

Douglas

County, Nebraska:

(See attached description)



To have and to hold the above described 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

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.

Dated August _____ 19 75

Patricia R. LeMaster
Patricia R. LeMaster

James LeMaster
James LeMaster

Colorado
STATE OF ~~NEBRASKA~~ County of *Mesa*

Before me, a notary public qualified for said county, personally came

Patricia R. LeMaster and James LeMaster, wife and husband

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on August 27, 1975

Liane Bullock Notary Public.

My commission expires January 18, 1977

County of

POOR COPY FILED

LITTLE PAVILLION CREEK CHANNEL IMPROVEMENT

LEGAL DESCRIPTION

TRACT NO. 116 A

A tract of land located in the South 1/2 of Lot 3, Block 18, West Benson Addition, an addition to the city of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the South line of Lot 3, Block 18, West Benson Addition, 250.41 feet West of the Southeast corner of said Lot 3; thence West along said South line for a distance of 137.2 feet to the Southwest corner of said Lot 3; thence Northwesterly along the West line of said Lot 3 for a distance of 102 feet; thence continuing Northwesterly along said West line for a distance of 7.5 feet; thence ~~West~~ ^{EAST} on a line 104.8 feet North of and parallel to the South line of said Lot 3 for a distance of 128 feet more or less to a point 233.85 feet West of the East line of said Lot 3; thence Southeasterly along a curve to the right whose delta angle is 61°49'09" with a radius of 572.96 feet for an arc length of 112.24 feet to the point of beginning, containing 13,867 square feet more or less of which 7,920 square feet more or less is usable, and 5,947 square feet more or less is unusable.

Witness my hand and notarial seal on, 19.....

..... Notary Public

My commission expires, 19.....

WARRANTY DEED

Form 2.1

-- to --

STATE OF NEBRASKA,

County of

Filed for record

....., 19....., at

.....M., and recorded
in Deed Record

....., page.....

County Clerk or
Register of Deeds.

C. Attery
(*Attery*) Deputy

HAVE THIS DEED RECORDED

Falton & Wolf Co., Lincoln, Nebr.

13 Deed

RECEIVED
10/15 OCT -3 AM 11:33
S. HAROLD HUSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

1530 Deed
395

C. Harold Combs

Register of Deeds

Deed

50.642
Fee *6.25*

50/605