

PERSONAL REPRESENTATIVE DEED

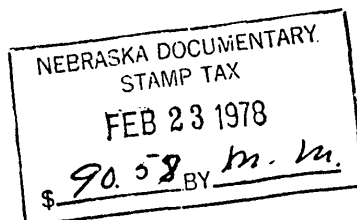
Frank H. Ladd, Personal Representative of the Estate of Joseph C. Ladd, Deceased, pursuant to authority of the County Court of Douglas County, Nebraska, pursuant to 30-2476(23) of the Nebraska Probate Code, in consideration of Ninety-Two Thousand Five Hundred Dollars (\$92,500.00) received from grantee does grant, bargain, sell, convey and confirm unto Jack L. Keown, grantee the following described real property:

Lot 1, Block 18, West Benson, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska except the West 315.7 Feet thereof and except that part thereof described as follows:

Beginning at the Southeast corner of said lot; thence West along the South line of said Lot 1, a distance of 140 Feet; thence North at right angles to said South line of said Lot 1, 100 Feet; thence East and parallel to the said South line of said lot, 104.7 Feet to the easterly line of said Lot 1; thence southeasterly along the easterly line of said Lot 1, 105.83 Feet to the Southeast corner of said Lot 1 to the place of beginning, a/k/a 2012 Keystone Drive, Omaha, Nebraska.

That part of Lot 3, in Block 18, in West Benson, an Addition to the City of Omaha, in Douglas County, Nebraska, more particularly described as follows, to-wit: Beginning at the Southeast corner of said Lot 3, running thence West along the South line of said Lot 3, 388.7 feet, thence Northwesterly along the West line of said Lot 3, 102 feet to the Northeast corner of Lot 29, in Block 18, in West Benson, running thence Northwesterly from said Northeast corner of said Lot 29, 9.1 feet, thence East 381.9 feet to the West line of 85th street, thence Southeasterly along the West line of 85th Street, 112.9 feet to the place of beginning, except part taken for street and except part described by metes and bounds 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 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 233.83 feet West of the East line of said Lot 3; thence southeasterly along a curve to the Right whose Delta Angle is $61^{\circ} 49' 08''$ 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.

Lot Ten, in Block Eighteen (18), in West Benson, an Addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska, except part deeded to County of Douglas, Nebraska in Warranty Deed dated October 30, 1967, filed October 31, 1967, in Book 1334 at Page 119.



subject to easements and restrictions of record, together with all the estate, right, title, interest, claim or demand whatsoever of said Deceased of, in and to the same, or any part thereof.

To have and to hold the above described real property and all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever, and the grantor hereby covenants that the real property herein described is free and clear of any lien or encumbrance caused by any claim for taxes levied against the Estate of Joseph C. Ladd, Deceased.

Dated 2/22/78, 1978.

Frank H. Ladd

Frank H. Ladd, Personal Representative of the Estate of Joseph C. Ladd
Deceased

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 22 day of February, 1978, before me, the undersigned, a Notary Public, duly commissioned and qualified for and residing in said county and state, personally appeared FRANK H. LADD, Personal Representative of the Estate of Joseph C. Ladd, Deceased, to me known to be the identical person who executed the foregoing Personal Representative Deed and acknowledged the same to be his voluntary act and deed.

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

Virgil K. Johnson
Notary Public



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So-571 etc
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Book 1590
Page 239
of Deed

RECEIVED
1978 FEB 23 AM 9:02
MARION OSTER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

by deed