



2138 305 DEED



16542 99 305-306

Nebr Doc Stamp Tax
11/23/99
Date
\$ 27300
By <i>[Signature]</i>

RICHARD N TAKEICH
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 NOV 23 PM 3: 28

RECEIVED

RETURN TO: Gary M. Gotsdiner, Esq., MCGILL, GOTSDINER, WORKMAN & LEPP, P.C., 11404 West Dodge Road, Suite 500, Omaha, NE 68154-2576

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WARRANTY DEED

AMERICAN NATIONAL BANK, N.A., a National Banking Association, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, AMERICAN NATIONAL CORPORATION, a Nebraska corporation, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend all title to the real estate against the lawful claims of all persons.

EXECUTED this 23 day of November 1999.

AMERICAN NATIONAL BANK, N.A., a Nebraska corporation, GRANTOR,

By: *[Signature]*
James W. Burns, Senior Vice President

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FEE 11.00 PD 53-30460
 BKP 39-451 COMP ew
448-580/0
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STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 23 day of November 1999, by James W. Burns, Senior Vice President of American National Bank, N.A., a National Banking Association, on behalf of the Corporation.



[Signature]
Notary Public

EXHIBIT A

PART OF LOTS 6 AND 15, PIERSON'S SUBDIVISION, IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SE ¼ OF SECTION 15, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA;

THENCE N03°06'27"E (ASSUMED BEARING) 560.13 FEET ON THE WEST LINE OF SAID SE 1/4;

THENCE S86°20'58"E 215.04 FEET ON THE SOUTH LINE OF LOT 2, PIERSON'S SUBDIVISION REPLAT 3, IN DOUGLAS COUNTY, NEBRASKA, TO THE SE CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE N03°06'27"E 78.60 FEET ON THE EAST LINE OF SAID LOT 2;

THENCE S86°20'58"E 45.96 FEET ON THE SOUTH LINE OF LOT 1, SAID PIERSON'S SUBDIVISION REPLAT 3 TO THE SE CORNER OF SAID LOT 1;

THENCE N03°06'27"E 134.90 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SOUTH LINE OF UNDERWOOD AVENUE;

THENCE S86°20'58"E 149.80 FEET ON THE SOUTH LINE OF UNDERWOOD AVENUE;

THENCE N03°06'27"E 5.00 FEET ON THE SOUTH LINE OF UNDERWOOD AVENUE;

THENCE S09°43'58"E 71.70 FEET;

THENCE SOUTHEASTERLY ON A 603.11 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S02°53'57"E, CHORD DISTANCE 140.66 FEET, AN ARC DISTANCE OF 140.98 FEET;

THENCE S03°39'02"W 9.00 FEET;

THENCE N86°20'58"W 226.33 FEET TO THE POINT OF BEGINNING.