

DEED 2017032299



APR 28 2017 16:24 P 2

Nebr Doc Stamp Tax
04-28-2017 Date
\$2958.75
By MJ

Fee amount: 16.00
FB: 01-60000
COMP: MJ

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/28/2017 16:24:52.00



Warranty Deed

Sunnyside Village, Inc., an Iowa corporation, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **Russell E. Larson, an undivided 40% interest, Douglas Stewart, an undivided 40% interest and Jeffrey Lee, an undivided 20% interest, as tenants in common, Grantee**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska:

See Exhibit "A" attached hereto and made a part hereof

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (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: April 26²⁰¹⁷

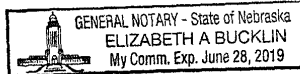
Sunnyside Village, Inc., an Iowa corporation

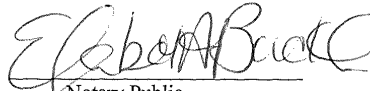
By: 
Donald F. Hansen, President

STATE OF NEBRASKA
COUNTY OF DOUGLAS

} ss

The foregoing instrument was acknowledged before me on April 26²⁰¹⁷ by Donald F. Hansen, President of Sunnyside Village, Inc., an Iowa corporation, on behalf of the corporation. Donald F. Hansen personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.




Notary Public

1705dc-16

EXHIBIT "A"

47-20565

PARCEL A:

Lot 1, Kings "L" Street Addition, an addition to the city of Omaha, as surveyed platted and recorded in Douglas County, Nebraska.

PARCEL B:

01-60000

That part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 14 North, Range 12 East of the 6th P.M. in the city of Omaha in Douglas County, Nebraska, more particularly described as follows: Beginning at a point on the South line of "L" Street, said point being 95.0 feet South and 325.0 feet West of the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1-14-12; thence South parallel to the East line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for 547.03 feet; thence West parallel to the North line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for 507.55 feet to the Easterly line of the Papillion Drainage Ditch; thence Northeasterly along the Easterly line of said Drainage Ditch for 365.7 feet to a point, said point being 625.0 feet West and 340.0 feet South of said Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence continuing along said Easterly line for 144.6 feet to a point, said point being 562.0 feet West and 210.0 feet South of said Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence continuing along said Easterly line for 101.8 feet to a point, said point being on the Southerly right of way line of "L" Street and 580.0 feet West and 110.0 feet South of said Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence Southeasterly along the Southerly right of way line of "L" Street for 85.1 feet; thence Northeasterly along the Southerly right of way line of "L" Street for 107.8 feet; thence East for 73.5 feet to Point of Beginning;

EXCEPT a portion thereof described as follows:

Beginning at a point 95.0 feet South and 325.0 feet West of the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 1-14-12 (said point being on the South line of "L" Street); thence South and parallel to the East line of the said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 547.03 feet; thence West and parallel to the North line of the said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 46.20 feet; thence North and parallel to the East line of the said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 547.03 feet to a point on the South line of "L" Street; thence East along the said South line of "L" Street for 46.2 feet to the point of beginning.