



DEED 2017032300



APR 28 2017 16:24 P 3

Nebr Doc Stamp Tax
04-28-2017 Date
\$ 416.25
By MJ

Fee amount: 22.00  
FB: 01-60000  
COMP: MJ

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



2017032300

## Warranty Deed

**NuTrend Mobile Homes, Inc. also known as Nu-Trend Mobile Homes, Inc., a Nebraska 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 26, 2107

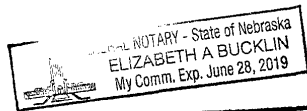
NuTrend Mobile Homes, Inc. a/k/a Nu-Trend Mobile Homes, Inc., a Nebraska corporation

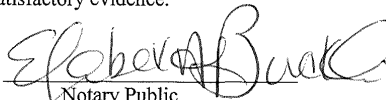
By:   
Donald F. Hansen, President

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

} ss

The foregoing instrument was acknowledged before me on April 26, <sup>2017</sup> 2107 by Donald F. Hansen, President of NuTrend Mobile Homes, Inc. a/k/a Nu-Trend Mobile Homes, Inc., a Nebraska 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

170520-16

(Nu-Trend)

Exhibit "A"

PARCEL 1:

A tract of land being part of Tax Lot 5, located in the West ½ Southeast ¼ of Section 1, Township 14 North, Range 12 East of the 6th P.M. in the city of Omaha in Douglas County, Nebraska, being more particularly described as follows: Commencing at the Northeast corner of the Northwest ¼ of said Southeast ¼ of Section 1-14-12; thence South 00°19'10" East (assumed bearing) along the centerline of 62nd Street (A.K.A. the east line of the Northwest ¼ of the Southeast ¼ of Section 1-14-12), a distance of 642.03 feet; thence South 89°50'00" West a distance of 25 feet to the Westerly Right of Way line of said 62nd Street and the point of beginning; thence South 00°19'10" East along said Westerly Right of Way line of 62nd Street, a distance of 901.19 feet; thence North 89°50'00" West a distance of 1293.96 feet to the Westerly line of said Southeast ¼ of Section 1-14-12; thence North 00°15'40" West along said Westerly line of the Southeast ¼ of Section 1-14-12, a distance of 189.45 feet to the Easterly right of way line of Papillion Creek Drainage Ditch; thence Northeasterly along said right of way line of Papillion Creek Drainage Ditch the following bearings and distances: North 33°02'30" East, a distance of 37.23 feet; North 38°46'30" East, a distance of 268.35 feet; North 25°43'10" East, a distance of 127.3 feet; North 34°18'30" East, a distance of 426.76 feet; thence North 89°58'40" East a distance of 807.35 feet to the point of beginning;

EXCEPT a portion thereof described as follows:

Commencing at the Northeast corner of the Northwest ¼ of said Southeast ¼ of Section 1-14-12; thence South 00°19'10" East (assumed bearing) along the centerline of 62nd Street (A.K.A. the East line of the Northwest ¼ of the Southeast ¼ of Section 1-14-12, a distance of 642.03 feet; thence South 89°50'00" West a distance of 25 feet to the Westerly right of way line of said 62nd Street and the point of beginning; thence South 00°19'10" East along said Westerly right of way line of 62nd Street, a distance of 350.00 feet; thence North 89°50'00" West, a distance of 398.15 feet; thence North parallel to the West line of 62nd Street a distance of 350 feet more or less; thence North 89°58'40" East a distance of 398.15 feet more or less to the place of beginning;

AND EXCEPT a portion thereof described as follows:

The West 150 feet of the East 175 feet of the South 183.87 feet of the North 1175.90 feet of the Northwest ¼ of the Southeast ¼ of Section 1, Township 14 North, Range 12 East of the 6th P.M. in the city of Omaha in Douglas County, Nebraska;

AND EXCEPT that portion thereof lying within the following described tract:

Part of Tax Lot 5 located in the Southeast ¼ 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 the intersection of the West right of way line of 62nd Street and the North right of way line of "Q" Street; thence South 89°55'02" West (assumed bearing) along the North right of way line of "Q" Street, 260.01 feet; thence North 00°26'49" West, 1,035.40 feet; thence North 86°19'27" West, 140.30 feet; thence North 00°26'49" West 573.54 feet; thence North 89°55'38" East, 250.01 feet; thence South 00°26'49" East 183.87 feet; thence North 89°55'38" East, 150 feet to a point on the West right of way line of 62nd Street; thence South 00°26'49" East along said West right of way line of 62nd Street, 1,434.20 feet to the point of beginning;

AND EXCEPT a portion thereof described as follows:

Part of Tax Lot 5 located in the Southeast ¼ of Section 1, Township 14, North, Range 12 East of the 6th P.M. in the city of Omaha in Douglas County, Nebraska, being more particularly described as follows: Commencing at the intersection of the West right of way of 62nd Street and the North right of way of "Q" Street; thence

S89°55'02"W (assumed bearing) along the North right of way of "Q" Street, 260.01 feet; thence N00°26'49"W, parallel with and 260.01 feet West of the West right of way of 62nd Street, 1,035.40 feet; thence N86°19'27"W, 482.36 feet to the point of beginning; thence S89°55'02" W, parallel with and 1,067.02 feet North of the North right of way of "Q" Street, 552.77 feet; thence N00°23'19"W, 36.31 feet; thence S86°19'27"E, 553.96 feet to the point of beginning;

HOWEVER, TOGETHER WITH a tract of land described as follows:

Part of Tax Lot 5 located in the Southeast ¼ of Section 1, Township 14, North, Range 12 East of the 6th P.M. in the city of Omaha in Douglas County, Nebraska, being more particularly described as follows: Commencing at the intersection of the West right of way of 62nd Street and the North right of way of "Q" Street; thence S89°55'02"W (assumed bearing) along the North right of way of "Q" Street, 400.01 feet; thence N00°26'49"W, parallel with and 400.01 feet West of the West right of way of 62nd Street, 1,044.60 feet to the point of beginning; thence N86°19'27"W, 342.06 feet; thence N89°55'02"E, parallel with and 1,067.02 feet North of the North right of way of "Q" Street 341.12 feet; thence S00°26'49"E, parallel with and 400.16 feet West of the West right of way of 62nd Street, 22.42 feet to the point of beginning.

**PARCEL 2:**

The West 35 feet of the East 423.15 feet of the South 350 feet of the North 992 feet of the Northwest ¼ of the Southeast ¼ of Section 1, Township 14 North, Range 12 East of the 6th P.M. in the city of Omaha in Douglas County, Nebraska, lying in Tax Lot 5, and all more particularly described as follows: Referring to the Northeast corner of the Northwest ¼ of said Southeast ¼ of Section 1-14-12; thence South 0°19'10" East along the centerline of 62nd Street a distance of 642.03 feet and South 89°50' West a distance of 25 feet to the Westerly right of way of said 62nd Street and further point of reference; thence continuing South 89°50' West a distance of 363.15 feet to the point of beginning; thence South 0°19'10" East on a line parallel to West line of 62nd Street a distance of 350 feet; thence South 89°50' West a distance of 35 feet; thence North 0°19' West on a line parallel to West line of 62nd Street a distance of 350 feet; thence North 89°50' East a distance of 35 feet to the point of beginning.