

South SW 1/4 BVA

30-15-1

NEB. 342 - M. C. HAROLD DEER, VETERAN SERVICE TITLE IN RECORDING

KNOW ALL MEN BY THESE PRESENTS, That William M. Homan, Trustee

in consideration of One dollar and other valuable considerations, (\$1.00) in hand paid, do hereby grant, bargain, sell, convey and confirm unto

Todd R. Seastedt and Jacquelyn A. Seastedt, husband and wife

as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:

That part of the W 1/2 of the SE 1/4 of Section 30, T15N, R11E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the SE corner of the W 1/2 of said SE 1/4; thence N0°01'38"W (Assumed bearing) on the East line of the W 1/2 of said SE 1/4, 120.00 feet; thence S 89°51'17" W on a line 120.00 feet North from and parallel to the South line of the W 1/2 of said SE 1/4, 149.80 feet to the point of beginning; thence continuing S 89°51'17"W on a line 120.00 feet North from and parallel to the South line of the W 1/2 of said SE 1/4, 149.50 feet; thence South, 32.20 feet, thence S 89°51'17" W on a line 87.80 feet North from and parallel to the South line of the W 1/2 of said SE 1/4, 137.3 feet; thence N 0°08'43"W, 20.80 feet; thence N 89°09'35"W, 12.09 feet; thence North 595.08 feet; thence East, 299.00 feet; thence South 583.13 feet to the point of beginning. Together with an easement for ingress and egress over presently constructed driveway approximately 20 feet in width, which is located on the property owned by the Grantor lying just South of the property herein conveyed. This easement is granted for the purpose of giving to said Grantees access to Highway Number 275, until such time as Grantor provides another access to a public road, at which time the easement in this deed will be terminated and said Grantees will release their rights of this easement to Grantor, together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantor, of, in or to the same, or any part thereof, subject to covenants, easements and restrictions of record, all regular taxes and subsequent special assessments.

11 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 11 DAY OF Dec 1975 AT 11:48a M. C. HAROLD OSTLER, REGISTER OF DEEDS 325

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and I the grantor named herein for myself and my heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that I am lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that I the said grantor have good right and lawful authority to sell the same, and that I will and my heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF I have hereunto set my hand this 21st day of

November A. D., 1975 In presence of

NEBRASKA DOCUMENTARY STAMP TAX DEC 4 1975 \$33.00 BY [Signature]

STATE OF NEBRASKA, } m. On this 21 day of November County of Douglas }

A. D. 1975, before me, a Notary Public in and for said County, personally came the above named William M. Homan, Trustee

who is personally known to me to be the identical person whose name is affixed to the above instrument as grantor, and he acknowledged said instrument to be his voluntary act and deed.

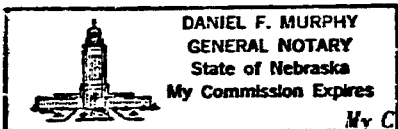
Kurt Leonard Geschwendtner GENERAL NOTARY STATE OF NEBRASKA My Commission Expires May 18, 1976

WITNESS my hand and Notarial Seal the date last aforesaid. Kurt Leonard Geschwendtner My commission expires on the 18 day of May, 1976

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STATE OF NEBRASKA ) On this 31st day of March, A.D. 1980, before ) ss. Daniel F. Murphy ) a General Notary Public, duly commissioned and qualified, personally came ) DOUGLAS County ) William M. Homan )

to me known to be the identical person whose name affixed to the foregoing instrument as grantor and acknowledged the same to be his voluntary act and deed.



WITNESS my hand and notarial Seal the day and year last above written. Daniel F. Murphy Notary Public. My Commission expires the 13 day of July, 1981.

STATE OF ) On this day of, A.D. 19, before ) ss. me, the undersigned ) a General Notary Public, duly commissioned and qualified, personally came ) County )

to me known to be the identical person whose name affixed to the foregoing instrument as grantor and acknowledged the same to be voluntary act and deed.

WITNESS my hand and notarial Seal the day and year last above written. Notary Public. My Commission expires the day of, 19.

Handing Deed.

RECEIVED

1980 APR 29 AM 8:38

C. HAROLD GUTLER, REGISTER OF DEEDS, DOUGLAS COUNTY, NEBR.

Book 1647 Page 560 of Deeds

Fee 9.25 Index Comped

N 30-15-11 30-15-11

Old F. M. (6) last code 5791

Indexed General Compared Paged

WARRANTY DEED ( 2 Page)

William M. Homan Trustee

TO The State of Nebraska ) STATE OF NEBRASKA ) ss. Douglas County )

Entered in Numerical Index and filed for record in the office of the Register of Deeds of said County, the day of 19 M., and at o'clock and minutes M., and duly recorded in Book Deeds on page

Register of Deeds. Deputy. P.O. 54777

Truman, Inc 68509

45908