

After Recording Return To:
THOMAS F. FLAHERTY, ESQ.
500 Energy Plaza
Omaha, NE 68102

RECEIVED

Dec 14 4 28 PM '95

GEORGE ...
REGISTER OF DEEDS
DOUGLAS COUNTY, NE



2019 723 DEED



14485 95 723-724

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14485 30-15-11
COURT 10.50 R FB 01-6000
DEL C/O COMP
FOR RECORDING PURPOSES
SCAN

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, and pursuant to the written direction of the depositor to make the distribution evidenced hereby, FIRSTIER BANK, N.A., OMAHA, CUSTODIAN OF THE CHARLES C. MYERS ROLLOVER IRA, GRANTOR, conveys to CHARLES C. MYERS, GRANTEE, the real estate (as defined Neb. Rev. Stat. § 76-201) legally described on Exhibit "A" annexed hereto and by this reference incorporated herein.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements, restrictions and covenants of record; and except current taxes; and except any interest of the tenant currently occupying the real estate;
- (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 claiming the same or any part thereof through, by or under Grantor.

South of Subd.

EXECUTED this 22nd day of November, 1995.

NEBR DOC STAMP TAX
Date 12-1-95
\$ 57-18.86 By RW

FIRSTIER BANK, N.A., OMAHA, CUSTODIAN OF THE CHARLES C. MYERS ROLLOVER IRA

By Karen T. Adams
Its Vice President

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 22 day of November, 1995, by Karen T. Adams, a Vice President of Firstier Bank, N.A., Omaha, as Custodian of the Charles C. Myers Rollover IRA on behalf of said national banking association.

[SEAL]

GENERAL NOTARY-State of Nebraska
LEONORE W. THOMPSON
My Comm. Exp. June 30, 1998

Leonore W. Thompson
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

Exhibit "A"

That part of the West 1/2 of the Southeast 1/4 of Section 30, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the Southeast corner of the West 1/2 of said Southeast 1/4; thence N 0°01'38" W (Assumed bearing) on the East line of the West 1/2 of said Southeast 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 West 1/2 of said Southeast 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 West 1/2 of said Southeast 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 West 1/2 of said Southeast 1/4, 137.36 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 585.13 feet to the point of beginning. SW SE

Together with an easement for ingress and egress, as granted in Warranty Deed filed December 4, 1975 in Book 1533 at Page 703, of the Deed Records of Douglas County, Nebraska, wherein, William M. Homan, Trustee, is Grantor and Todd R. Seastedt and Jacquelyn A. Seastedt, husband and wife, as joint tenants, are Grantees, said easement more particularly described as follows:

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 above described property. 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 will terminate and said Grantees will release their rights of this easement to Grantor.