

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

RECEIVED

Mar 4 2 28 PM '96

GEORGE W. GUNDEL
REGISTER OF DEEDS
DOUGLAS COUNTY



2026 433 DEED



02263 96 433-434

B 2263 30-15-11
CUM FEE 10.50 R FB01-60000

[FOR RECORDING PURPOSES]

SPECIAL WARRANTY DEED

DEL. C/O COMP

LEGAL PG SCAN FV

FOR GOOD AND VALUABLE CONSIDERATION, CHARLES C. MYERS, GRANTOR, conveys to CHARLES C. MYERS FAMILY LIMITED PARTNERSHIP II, a Nebraska limited partnership, 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 seized 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 27th day of February, 1996.

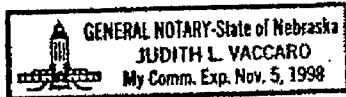
NEBR DOC STAMP TAX	
Date	2-4-96
By	[Signature]

[Signature]
Charles C. Myers

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 27th day of February, 1996, by Charles C. Myers.

[SEAL]



[Signature]
Notary Public

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 37.90 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.