

NEBRASKA DOCUMENTARY
STAMP TAX
Date April 9 1998
\$ Exempt #2 By team

FILED

98 APR -9 PM 3:25

WARRANTY DEED

Marvin A. Daniels, a single person, by and through, Doris A. Detjens, his Conservator duly appointed by the County Court of Washington County, Nebraska, in Case No. 7390, as Grantors, in consideration of an exchange of lands, receipt of which is hereby acknowledged, hereby conveys to the City of Blair, Nebraska, a Municipal Corporation, Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Washington County, Nebraska:

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBRASKA

Part of Tax Lot 54 lying in the SW 1/4 SW 1/4 of Section 1, Township 18 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

From the southeast corner of Tax Lot 37 in said Section 1, T 18 N, R 11 E and assuming the south line of said Tax Lot to bear N 89°56'00" W; thence N 00°16'11" W along the east line of Tax Lots 37, 53 and 54 in said Section 1 a distance of 489.57 feet to the northwest corner of Lot 18 in Ridgeview Estate Addition to the City of Blair, Nebraska, as said addition is surveyed, platted and recorded in Washington County Courthouse and point lying on a 225.00 foot radius curve to the left; thence westerly along said 225.00 foot radius curve an arc distance of 69.89 feet to the point of tangency, said curve having a chord bearing of N 81°24'21" W and chord distance of 69.61 feet; thence S 89°41'45" W a distance of 87.12 feet to a point on the east line of Tax Lot 64 in said Section 1; thence N 00°18'20" W along said east line a distance of 50.00 feet; thence N 89°41'45" E a distance of 87.12 feet to a point of curvature; thence along a 275.00 foot radius curve to the right an arc distance of 69.51 feet to the southwest corner of Lot 20 in Ridgeview Estates Addition; thence S 00°18'15" E a distance of 52.03 feet to the Point of Beginning and containing 0.18 Acres, more or less. (7,840 Square Feet)

part of corey drive
south of lots 1 & 2,
sugar grove

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: July 7, 1997

MARVIN A. DANIELS, a single person

By: Doris A. Detjens
Doris A. Detjens, Conservator

STATE OF NEBRASKA)
) ss.
COUNTY OF Washington)

The foregoing Warranty Deed was acknowledged before me on the 7 day of July, 1997, by Doris A. Detjens, Conservator for Marvin A. Daniels.

GENERAL NOTARY - State of Nebraska
NILE K. JOHNSON
My Comm. Exp. June 21, 2000

Notary Public

Filed for record and entered in Numerical Index on April 9, 1998 at 3:25 o'clock p.m., and recorded in Deed Record 280, Page 556.

By: Charlotte L. Petersen
Karen Madsen, Deputy