

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2003-30640  
2003 JUN -5 A 11:28

*Glenn J. ...*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
JUN 05 2003  
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Counter *m*  
Verify *LM*  
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Proof *AK*  
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103256

**GENERAL WARRANTY DEED**

ROYAL C. GATES AND EVELYN F. GATES, HUSBAND AND WIFE, GRANTORS,  
in consideration of One Dollar (\$1.00) and other valuable consideration received from  
GRANTEE, ROYAL C. GATES, TRUSTEE OF THE ROYAL C. GATES LIVING TRUST  
DATED MAY 20, 1997, convey to GRANTEE an undivided one-half (1/2) interest in the  
following described real estate:

See Exhibit "A" attached hereto and incorporated herein by reference.

GRANTORS covenant with GRANTEE that GRANTORS:

- a. are lawfully seized of such real estate and that it is free from encumbrances, except for easements, reservations, covenants and restrictions of record;
- b. have legal power and lawful authority to convey the same; and
- c. warrant and will defend title to the real estate against the lawful claims of all persons.

Executed this 3<sup>rd</sup> day of <sup>June</sup>~~May~~, 2003.

*Royal C. Gates*  
Royal C. Gates, Grantor

*Evelyn F. Gates*  
Evelyn F. Gates, Grantor

Return to:  
Royal Gates  
822 Spruce Drive  
Papillion, NE 68046  
STS  
TA 44744

30640

A

STATE OF NEBRASKA )  
 ) SS.  
COUNTY OF SARPY )

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Royal C. Gates, who is personally known to me to be the same person who executed the foregoing instrument, and acknowledged that he executed the same as and for his free act and deed.

3 <sup>PK</sup> IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this day of JUNE, 2003.



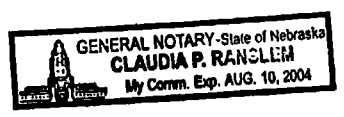
Claudia P. Ranslem  
Notary Public

My appointment expires: 8-10-04

STATE OF NEBRASKA )  
 ) SS.  
COUNTY OF SARPY )

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Evelyn F. Gates, who is personally known to me to be the same person who executed the foregoing instrument, and acknowledged that she executed the same as and for her free act and deed.

3 <sup>PK</sup> IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this day of JUNE, 1996.



Claudia P. Ranslem  
Notary Public

My appointment expires: 8-10-04

2003-30640B

FILE: TA-44744

EXHIBIT "A"

Tax Lot A1 together with part of Tax Lot 3A lying South and West of Tax Lot 3B (a.k.a West Papillion Creek), located in the Northwest Quarter (NW1/4) of Section 32, Township 14 North, Range 13 East of the 6th P.M., in Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence South 89°28'30" East (assumed bearing), 33.00 feet, along the North line of said Northwest Quarter, to the East right-of-way line of 48th Street and the Point of Beginning; thence continuing South 89°28'30" East, 1,120.92 feet, along said North line, to the Southwesterly line of said Tax Lot 3B; thence along said Southwesterly line of Tax Lot 3B, the following five courses; (1) South 57°23'27" East, 594.41 feet; (2) thence South 47°00'51" East, 298.18 feet; (3) thence South 49°37'12" East, 385.54 feet; (4) thence South 54°32'02" East, 78.04 feet; (5) thence South 59°16'17" East, 306.12 feet; thence South 00°12'03" East, 525.40 feet, along the Westerly line of said Tax Lot 3B, to the North line of Fairview, a Subdivision, as platted and recorded, in Sarpy County, Nebraska; thence along said North line of Fairview, the following two courses; (1) North 89°38'58" West, 29.80 feet; (2) thence South 89°51'46" West, 2,431.76 feet, to the East right-of-way line of 48th Street; thence North 00°00'51" West, 1,516.42 feet, along said East right-of-way line, to the Point of Beginning.