

FILED SARPY CO. NE
INSTRUMENT NUMBER
2004 45372
2004 DEC -1 P 3:42 B

Sharon J. Lawling
REGISTRAR

NEBRASKA DOCUMENTARY
STAMP TAX
DEC 01 2004
\$ 1867.25 BY *OE*

COUNTER *OE* C.E. *AD*
VERIFY *P* D.E. *AD*
PROOF *P/M*
FEES \$ *15.50*
CHECK# *114088-114089*
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

CORPORATE WARRANTY DEED

THE GRANTOR, Mike Hogan Development, Inc., an undivided 1/2 interest

in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to
Celebrity Homes, Inc.

, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy
County, NE

See Exhibit "A" Legal Description Attached.

THE GRANTOR covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments.
- (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: 10-15-04

Mike Hogan Development, Inc.

Michael J. Hogan
Michael J. Hogan, President

STATE OF Nebraska
COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 15 day of October,
2004 by Michael J. Hogan, the President of said Corporation.

on behalf of the corporation.

Julie A. Miller
NOTARY PUBLIC
My Commission Expires: _____

GENERAL NOTARY - State of Nebraska
JULIE A. MILLER
My Comm. Exp. May 18, 2008

04001452-0554

Return TO:
Celebrity Homes Inc.
1402 L Street
Omaha, NE 68137

24501B2

45372



A

EXHIBIT "A"

LEGAL DESCRIPTION

PART OF TAX LOT 11, A TAX LOT LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 28; ALSO AND TOGETHER WITH PART OF TAX LOT 22, A TAX LOT LOCATED IN THE SE1/4 OF SAID SECTION 28; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 28, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 22, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TAX LOT 12, A TAX LOT LOCATED IN THE SW1/4 OF SAID SECTION 28, SAID POINT ALSO BEING ON THE SOUTH LINE OF TAX LOT 16, A TAX LOT LOCATED IN SAID NE1/4 OF SECTION 28; THENCE N87°01'51"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 22, SAID LINE ALSO BEING SAID SOUTH LINE OF TAX LOT 16, A DISTANCE OF 1333.99 FEET TO THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NE1/4 OF SECTION 28, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 16, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 11; THENCE N03°01'34"W ALONG THE WEST LINE OF SAID SE1/4 OF THE NE1/4 OF SECTION 28, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 11, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 16, A DISTANCE OF 118.13 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 11, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TAX LOT 10A, A TAX LOT LOCATED IN SAID SE1/4 OF THE NE1/4 OF SECTION 28; THENCE N86°59'52"E ALONG THE NORTH LINE OF SAID TAX LOT 11, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 10A, A DISTANCE OF 1284.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET; THENCE S03°00'55"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 118.87 FEET TO A POINT ON SAID NORTH LINE OF THE SE1/4 OF SECTION 28; THENCE S03°00'51"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 243.92 FEET; THENCE S07°11'22"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 101.61 FEET; THENCE S03°00'51"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 300.00 FEET; THENCE S13°13'04"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 101.61 FEET; THENCE S03°00'51"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 1286.04 FEET; THENCE S86°59'08"W, A DISTANCE OF 89.42 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 427.14 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N56°56'01"W, A DISTANCE OF 397.94 FEET; THENCE N18°51'10"W, A DISTANCE OF 44.66 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 445.00 FEET, A DISTANCE OF 199.27 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N31°40'53"W, A DISTANCE OF 197.61 FEET; THENCE S37°44'28"W, A DISTANCE OF 105.80 FEET; THENCE N56°52'51"W, A DISTANCE OF 2518.19 FEET TO A POINT ON THE WEST, LINE OF SAID SE1/4 OF SECTION 28, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TAX LOT 12, SAID POINT ALSO BEING ON THE WEST LINE OF SAID TAX LOT 22; THENCE N03°25'20"W ALONG SAID WEST LINE OF THE SE1/4 OF SECTION 28, SAID LINE ALSO BEING SAID EAST LINE OF TAX LOT 12, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 22, A DISTANCE OF 171.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,096,287 SQUARE FEET OR 71.081 ACRES, MORE OR LESS.

SEE SHEET 1 OF 3 FOR DRAWING



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
(2001 O. STRAUBER CHAMBERLAIN, NE 48137 PHONE: (402) 733-2700

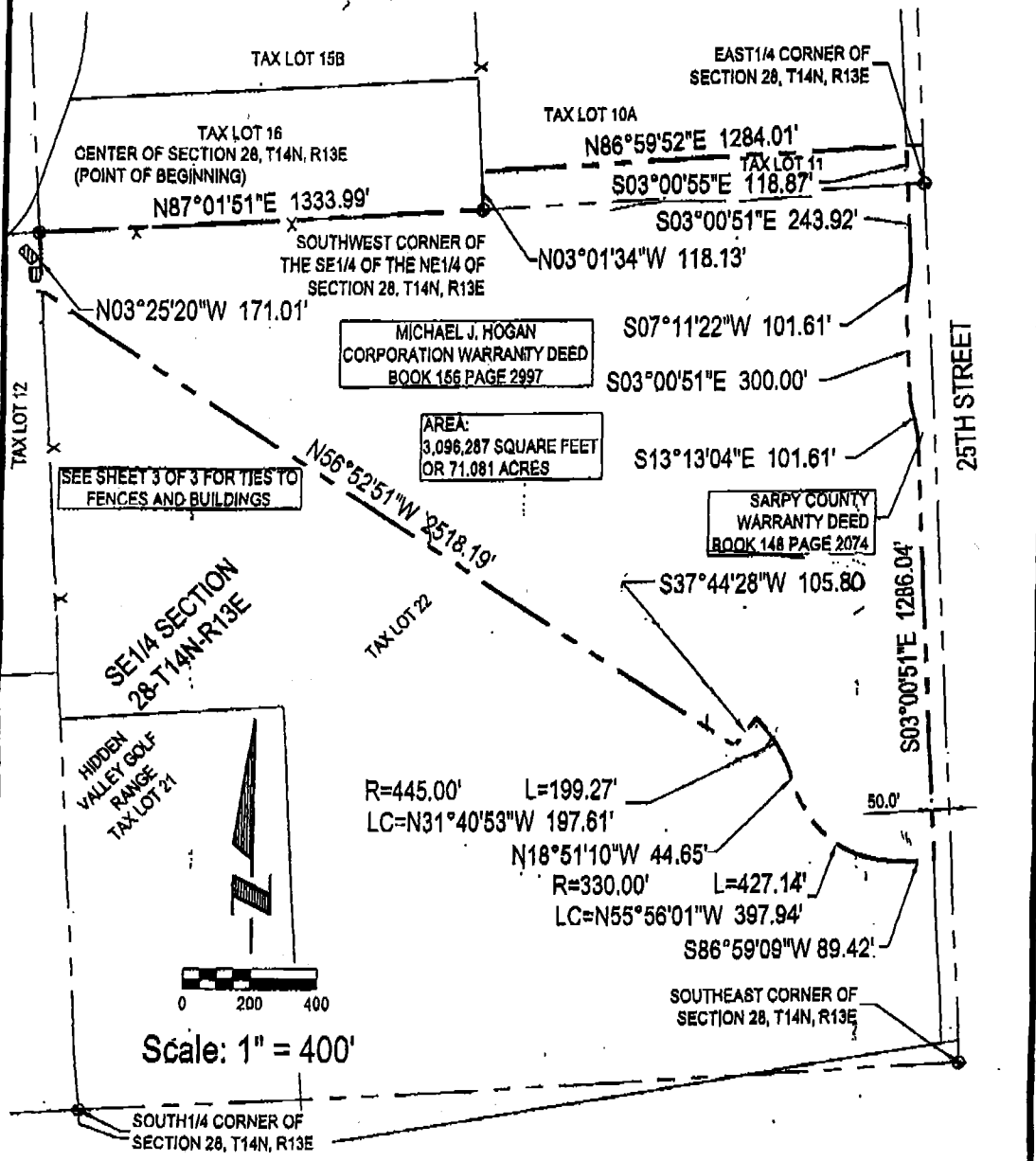
PART OF TAX LOTS 11, AND 22
SECTION 28, T14N, R13E
SARPY COUNTY, NEBRASKA

Drawn by: EAS Chkd by: Date: Chkd by: Date:

Job No.: 2004021.01 Date: 06/07/2004 SHEET 2 OF 3

2004-45372B

EXHIBIT "A"



MICHAEL J. HOGAN
CORPORATION WARRANTY DEED
BOOK 156 PAGE 2997

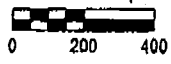
AREA:
3,096,287 SQUARE FEET
OR 71.081 ACRES

SARPY COUNTY
WARRANTY DEED
BOOK 148 PAGE 2074

SEE SHEET 3 OF 3 FOR TIES TO
FENCES AND BUILDINGS

SE 1/4 SECTION
28-T14N-R13E

HIDDEN
VALLEY GOLF
RANGE
TAX LOT 21



Scale: 1" = 400'

SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION
SEE SHEET 3 OF 3 FOR TIES TO FENCES AND EXISTING BUILDINGS

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
1800 Q STREET OMAHA, NE 68107 PHONE (402) 488-0700

Drawn by: EAS Chkd by: *[Signature]* Date: 6-22-04 Chkd by: _____ Date: _____
Job No.: 2004021.01 Date: 06/07/2004 SHEET 1 OF 3

PART OF TAX LOTS 11, AND 22
SECTION 28, T14N, R13E

SARPY COUNTY, NEBRASKA