

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2004-45373  
2004 DEC -1 P 3:46

NEBRASKA DOCUMENTARY  
STAMP TAX  
DEC 01 2004  
\$ 1567.25 By CE

COUNTER CE CE  
VERIFY PLM CE  
PROOF PLM CE  
FEES \$ 15.50  
CHECK# 114089  
CHG \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

*Blond J. Lawding*  
REGISTRATION OFFICER

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, Michael J. Hogan, a single person, an undivided 1/2 interest

herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto **Celebrity Homes, Inc.**

whether one or more, the following described real property in Sarpy County, NE herein called the grantee,  
See Exhibit "A" Legal Description Attached.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrances except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to the date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claim of all persons whomsoever.

Dated: 10-15-04

*Michael J. Hogan*  
Michael J. Hogan

STATE OF NE )  
COUNTY OF Sarpy ) ss.

The foregoing instrument was acknowledged before me this 15 day of October, 2004 by Michael J. Hogan, a single person

GENERAL NOTARY - State of Nebraska  
JULIE A. MILLER  
My Comm. Exp. May 18, 2006

*Julie A. Miller*  
Notary Public

My Commission Expires  
04001452-0554

Return TO:  
Celebrity Homes Inc.  
14002 L Street  
Omaha, NE 68137

04501312



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 1284.01 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°59'09"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 N66°58'01"W, A DISTANCE OF 397.94 FEET; THENCE N18°51'10"W, A DISTANCE OF 44.65 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 N66°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 3,098,287 SQUARE FEET OR 71.081 ACRES, MORE OR LESS.

SEE SHEET 1 OF 3 FOR DRAWING

**e&a** E&A CONSULTING GROUP, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
12010 B STREET, OMAHA, NE 68137 PH: (402) 433-7700

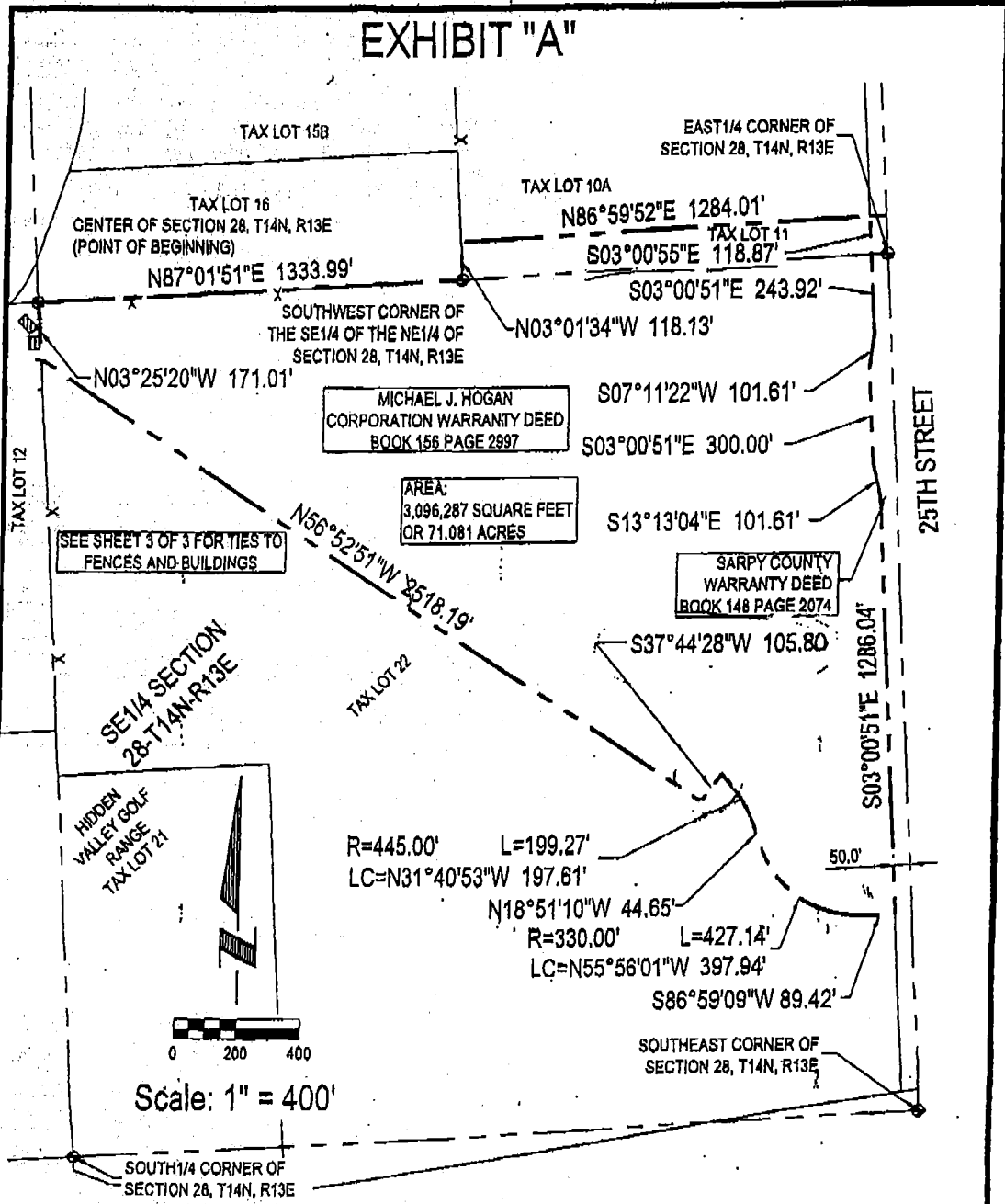
Drawn by: EAS    Chkd by:    Date:    Chkd by:    Date:

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

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

2004-45373B

# EXHIBIT "A"



MICHAEL J. HOGAN CORPORATION WARRANTY DEED BOOK 156 PAGE 2997

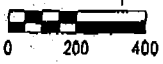
AREA: 3,096,287 SQUARE FEET OR 71.081 ACRES

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  
1201 G STREET OMAHA, NE 68102 PHONE: (402) 433-4700

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