



FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2004-49106

2004 DEC 30 P 4: 16 PM

*Slowly J. Dowling*  
REGISTER OF DEEDS

COUNTER AC C.E. AC  
VERIFY AC D.E. AC  
PROOF AC  
FEES \$ 15.50  
CHECK # \_\_\_\_\_  
CASH 15.50 DASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHEET \_\_\_\_\_ MER \_\_\_\_\_

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT CELEBRITY HOMES, INC., a CORPORATION organized and existing under and by virtue of the laws of the State of NEBRASKA, in consideration of one dollar ("\$.00") received from grantees, does grant, bargain, sell, convey and confirm unto, **Cedevco, Inc.** herein called the grantee whether one or more, the following described real estate ( as defined in Neb. Rev. Stat. § 76-201) IN SARPY COUNTY, NEBRASKA:

See Exhibit "A" attached hereto and made a part hereof

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances EXCEPT Covenants, Easements, Restrictions and other encumbrances of record and all subsequent real estate taxes and special assessments;
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.

Executed: December 22, 2004

CELEBRITY HOMES, INC.

By *Gale L. Larsen* President  
Gale L. Larsen- President

STATE OF NEBRASKA,  
County of SARPY On this December 22<sup>nd</sup>, 2004 before me, a Notary Public in and for said County, personally appeared Gale L. Larsen, President of Celebrity Homes, Inc. to me personally known who being by me duly sworn did say that he is President of said Celebrity Homes, Inc., that the seal affixed to said instrument is the seal of said Celebrity Homes, Inc. and acknowledged the execution thereof to be his voluntary act and deed as such office and the voluntary act and deed.

*Diane L. Henninger*, Notary Public  
My commission expires: October 31, 2008



*SFC*  
*Ellen*



2004-491063

# 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 N55°56'01"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 197.81 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  
12001 Q STREET, OMAHA, NE 68137 PHONE: (402) 805-3700

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

Drawn by: EAS    Chkd by: *wac*    Date: *12-2-04*    Chkd by:    Date:

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