



DEED 2006012207



FEB 02 2006 15:07 P 2

Nehr Doc Stamp Tax
<u>2-2-06</u>
Date
<u>\$1260.00</u>
By <u>LH</u>

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 2/2/2006 15:07:00.79

2006012207

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Diane B. Neibel, a single person, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEES, does grant, bargain, sell, convey and confirm unto Camgrave, LLC, a Nebraska limited liability company, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska:

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

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 successors and assigns forever. And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE'S successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

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 claims of all persons whomsoever.

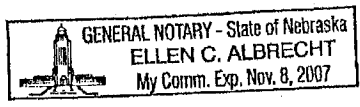
*dbn* DATED THIS 1 <sup>February</sup> day of ~~January~~, 2006.

*Diane B. Neibel*  
 Diane B. Neibel

STATE OF NEBRASKA )  
 )ss.  
 COUNTY OF DOUGLAS )

On this 1 <sup>February</sup> day of ~~January~~, 2006, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Diane B. Neibel, known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.



*Ellen C. Albrecht*  
 NOTARY PUBLIC

My commission expires the 8th day of November, 2007.

*Box 35  
 665757*

*a*

*Deed*

50

10 FB 01-00000

22-16-11 c/b COM

SEL SCAN FV

153335-

File No. 665757 – Camgrave, LLC

EXHIBIT "A"

A parcel of land situate in the Southeast Quarter of Section 22, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, said parcel described as follows:

Commencing at the Southeast corner of said Section 22; thence along the Southerly line of said Section 22, S87°42'43"W, a distance of 70.00 feet; thence N02°33'46"W, 50.00 feet to a point on the Northlery right-of-way line of State Street and the Westerly right-of-way line of 156th Street, as now established; thence along said southerly right-of-way line, S87°42'43"W, 2175.52 feet to the point of beginning; thence continuing along said southerly line S87°42'43"W, 385.80 feet to a point on the westerly line of said Southeast Quarter; thence along said Westerly line, N02°20'11"W, 1305.90 feet; thence N87°39'49"E, 791.14 feet to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet; thence southeasterly, along said curve, through a central angle of 46°20'40", 161.77 feet; thence S45°59'32"E, 389.72 feet; thence S44°00'28"W, 248.82 feet to the beginning of curve, concave Northwesterly, having a radius of 600.00 feet; thence southwesterly along said curve, through a central angle of 9°41'16", 101.45 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 500.00 feet; thence southwesterly along said curve through a central angle of 18°45'34", 163.71 feet to the beginning of reverse curve, concave northwesterly, having a radius of 250.00 feet; thence southwesterly, along said curve, through a central angle of 18°36'48", 81.22 feet; thence S37°11'42"E, 168.04 feet; thence S53°06'04"W, 332.44 feet; thence S39°49'08"W, 310.00 feet to the point of beginning.

Said parcel contains 25.73 acres, more or less

SE  
SW



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A handwritten diagram consisting of a curved line. On the left side of the curve, the letters 'SE' are written above 'SW'. On the right side of the curve, the letters 'SE' are written.



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