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WASHINGTON COUNTY, STATE OF NEBRASKA

RECORDED January 20, 2010 AT 11:32 AM

BOOK 550 PAGE(S) 229-230

Karen A. Madsen

REGISTER OF DEEDS

FILED

2010 JAN 20 AM 11:32

KAREN A MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
STATE NE

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date January 20, 2010  
\$ 2.25 By [Signature]

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General \_\_\_\_\_  
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WARRANTY DEED

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged and acknowledged to be sufficient, MCGOWAN PROPERTIES, INC., a Nebraska corporation, GRANTOR, conveys to CLEARWATER CREEK PROPERTY OWNERS ASSOCIATION, a Nebraska nonprofit, non-stock corporation, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Washington County, Nebraska:

(a) Clearwater Drive, Wisteria Way, and High Pasture Drive, being the Roads of Clearwater Creek and Clearwater Creek Phase II, each a subdivision in Washington County, Nebraska, and

(b) Outlot "A" of Clearwater Creek, a subdivision in Washington County, Nebraska,

subject, however, to a reservation of rights in, of, by and for the benefit of McGowan Properties, Inc., a Nebraska corporation (the developer), its successors and assigns, of and to unlimited ingress and egress, passage over, and reasonable use of that portion of Clearwater Drive lying East of Lots Nine (9), Ten (10), Eleven (11), Eighteen (18), Nineteen (19), and the intersection of Wisteria Way on the East. For ingress, egress, and access to the real property, or any portion thereof, lying to the East of Lot Seven (7) and North and East of Lot Eight (8) and East of that portion of Clearwater Drive lying East of Lots Ten (10), Eleven (11), and part of Lot Nine (9), which real property is currently legally described as Tax Lot One Hundred Twelve (112) and/or Tax Lot One Hundred Fourteen (114), Section 10, Township 17 North, Range 12 East of the 6th P.M., Washington County, Nebraska, as may be reasonably necessary for future and/or further development by McGowan Properties, Inc., a Nebraska corporation, its successors and assigns, of said real property, or any portion thereof, in which event such reservation of rights shall be set forth in an easement providing for such ingress, egress, passage over, and reasonable use, etc.

GRANTOR (whether one or more) covenants with the GRANTEE that

GRANTOR:

(1) is lawfully seised of such real estate and that, except as set forth hereinabove, it is free from encumbrances except as set forth above and subject to reservations, restrictions, conditions, covenants, and easements of record, and to all subsequent taxes and 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: December 1, 2009.

McGOWAN PROPERTIES, INC., a  
Nebraska corporation,

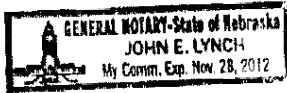
BY *John M. McGowan*  
JOHN M. MCGOWAN

STATE OF NEBRASKA)

) ss.

COUNTY OF DOUGLAS)

The foregoing Warranty Deed was acknowledged before me on December 1, 2009, by JOHN M. MCGOWAN, President of MCGOWAN PROPERTIES, INC., a Nebraska corporation, with authority and on behalf of the corporation.



*John E. Lynch*  
Notary Public