



BK 2200 PG 319-320



DEED 2002 00480

Nebr Doc Stamp Tax
1-10-02
Date
\$5556.25
By <i>[Signature]</i>

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 JAN 10 PM 3:49

RECEIVED

SPECIAL WARRANTY DEED

U.S. REAL ESTATE, L.L.C., a Nebraska limited liability company, formerly known as U.S. DEVELOPMENT, L.L.C. GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE, BROWN INVESTMENT PARTNERSHIP, LTD., a Nebraska limited partnership, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit A attached hereto

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate, that it is free from encumbrances, other than easements, restrictions and reservations of record, and subject to a prorated share of current real estate taxes and to all subsequent taxes and 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 claiming the same or any part thereof through, by or under GRANTOR.

This instrument is made with the express understanding that grantee is purchasing the property based upon its own investigation and inquiry and is not relying on any representation of grantor or other person and is agreeing to accept and purchase the property "as is, where is". Grantee, on behalf of itself and any of its successors and assigns, hereby releases and agrees not to bring any action against grantor, for any loss, liability, damage or expense suffered or incurred by grantee, as a direct or indirect consequence of any matter whatsoever with respect to the condition of the property, including, without limitation, any and all asbestos, materials containing PCBs, toxic waste and all other hazardous substances (collectively "Hazardous Substances") on, under or about the property, and grantee, on behalf of itself and any of its successors and assigns, hereby releases and agrees not to bring any action against grantor that may now or hereafter exist pursuant to 42 U.S.C. Section 9613 (F)(1) or other similar federal or state statutory provisions relating to hazardous substances.

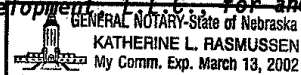
Executed January 9, 2002.

U.S. REAL ESTATE, L.L.C., a Nebraska limited liability company, formerly U.S. Development, L.L.C.

By: Barbara ShawIts: Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on January 9, 2002, by Barbara Shaw as Manager of U.S. Real Estate, L.L.C., a Nebraska limited liability company, formerly U.S. Development, L.L.C. for and on behalf of the company.



[Signature]
Notary Public

My Commission Expires 3/13/02

✓ 87670

(16)

EXHIBIT "A"

PARCEL 1:

A tract of land in the Northeast Quarter (NE1/4) of Section 21, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, being more particularly described as follows:

Referring to the Northwest corner of said Northeast Quarter and assuming the North line of said Northeast Quarter to have a bearing of North 87°52'33" East; thence South 02°32'50" East, 114.83 feet, on the West line of said Northeast Quarter to the Point of Beginning, said point being on the South right-of-way line of Nebraska Highway No. 6 (West Dodge Road); thence North 85°48'17" East, 181.51 feet, on said right-of-way line; thence South 77°32'58" East, 169.50 feet, on said right-of-way line; thence North 87°52'35" East, 1,115.48 feet, on said right-of-way line; thence South 86°31'16" East, 451.33 feet, on said right-of-way line; thence Southeasterly on a 95.14 foot radius curve to the right, 136.27 feet (long chord bears South 43°36'50" East, 124.91 feet), on the Westerly right-of-way line of 168th Street; thence South 02°34'58" East, 20.24 feet, on said right-of-way line; thence Southeasterly on a 945.83 foot radius curve to the left, 646.42 feet (long chord bears South 22°09'48" East, 633.92 feet), on said right-of-way line; thence South 41°44'32" East, 318.86 feet, on said right-of-way line; thence Southerly on an 825.82 foot radius curve to the right, 548.00 feet (long chord bears South 22°43'57" East, 538.00 feet), on said right-of-way line; thence South 02°48'51" East, 35.62 feet, on said right-of-way line; thence North 87°07'00" East, 60.10 feet, to the East line of said Northeast Quarter; thence South 02°31'41" East, 53.11 feet, on the East line of said Northeast Quarter; thence Westerly for the next 10 courses on the North line of Pacific Springs, a platted and recorded subdivision, in Douglas County; 1) South 87°50'05" West, 1,035.75 feet; 2) North 20°07'42" West, 126.70 feet; 3) North 39°30'17" West, 121.80 feet; 4) North 58°28'17" West, 121.80 feet; 5) North 76°54'32" West, 117.68 feet; 6) North 83°32'59" West, 349.45 feet; 7) South 89°19'21" West, 95.33 feet; 8) South 86°27'04" West, 365.45 feet; 9) North 43°25'18" West, 99.68 feet; 10) North 89°24'55" West, 419.87 feet, to the West line of said Northeast Quarter; thence North 02°32'50" West, 1,171.62 feet, on the West line of said Northeast Quarter, to the Point of Beginning;

EXCEPT that part thereof more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 21; thence South 02°29'52" East, along the West line of said Northeast Quarter of Section 21, 1,283.82 feet; thence South 89°20'47" East, 50.08 feet, to the Point of Beginning; thence North 02°29'52" West, 100.15 feet; thence South 89°20'47" East, 100.15 feet; thence South 02°29'52" East, 100.15 feet; thence North 89°29'52" West, 100.15 feet, to the Point of Beginning.

PARCEL 2:

A tract of land in the Northeast Quarter (NE1/4) of Section 21, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, being more particularly described as follows:

Referring to the Northeast corner of said Northeast Quarter, and assuming the North line of said Northeast Quarter to have a bearing of South 87°52'33" West; thence South 02°31'41" East, 150.91 feet, on the East line of said Northeast Quarter; thence South 87°52'31" West, 33.00 feet, to the West line of Old 168th Street and the Point of Beginning; thence South 02°31'41" East, 177.17 feet, on said right-of-way line; thence South 21°01'05" West, 71.36 feet, on said right-of-way line; thence South 32°30'29" East, 57.05 feet, on said right-of-way line; thence South 02°31'41" East, 681.42 feet, on said right-of-way line; thence South 55°32'26" West, 55.18 feet, on the Easterly right-of-way line of 168th Street; thence Northwesterly on a 957.68 foot radius curve to the left, 109.24 feet (long chord bears North 38°28'29" West, 109.18 feet), on said East right-of-way line; thence North 41°44'34" West, 318.86 feet, on said right-of-way line; thence Northwesterly on an 813.98 foot radius curve to the right, 556.31 feet (long chord bears North 22°09'50" West, 545.54 feet), on said right-of-way line; thence North 02°35'02" West, 16.73 feet, on said right of way line; thence Northeasterly on a 95.14 foot radius curve to the right, 137.10 feet (long chord bears North 38°41'40" East, 125.54 feet), on said right-of-way line; thence North 80°06'44" East, 333.97 feet, on the Southerly right-of-way line of U. S. Highway No. 6 (West Dodge Road); thence North 87°52'31" East, 81.92 feet, on said right-of-way line, to the Point of Beginning.