



BK 2215 PG 624-625



DEED 2002 09800

Nebr Doc Stamp Tax
7-11-02
Date
\$ 763. <sup>00</sup>
5/ JDS

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

2002 JUL 11 PM 4:03

RECEIVED

# CORPORATE WARRANTY DEED

THE GRANTOR, Jeff's Wash & Glo, Ltd. successor in interest to Jeff's Wash & Glo, Inc., a Nebraska Corporation, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, conveys to Cornhusker Car Washes, Inc., a Nebraska Corporation, GRANTEE, the following real estate (as defined in Neb. Rev. Stat. §76-201) in Douglas County, Nebraska:

See Exhibit "A" Legal Description Attached

The GRANTOR covenants with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special 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.

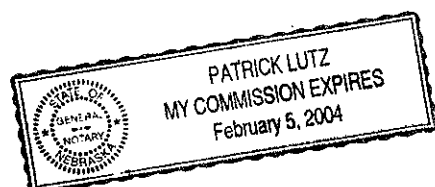
Executed this 8<sup>th</sup> day of July, 2002.

Jeff's Wash & Glo, Ltd., a Nebraska Corporation

By: *Jeffrey A. Ballenger*  
Jeffrey A. Ballenger, President

State of Nebraska )  
 )ss.  
County of Douglas )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July 2002, by Jeffrey A. Ballenger, President of Jeff's Wash & Glo, Ltd., a Nebraska Corporation, on behalf of the Corporation.



*[Signature]*  
Notary Public

My Commission Expires: 2-5-04

*deed 2/3*

FEE	11.50	FB	se attached
BKP		C/O	COMP <i>AT</i>
DEL		SCAN	CR FV

EXHIBIT "A"

Legal Description

SW SE

01-60000  
34-16-12  
c

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE SIXTH P.M., IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 429.04 FEET EAST AND NORTH 0°11'30" EAST 50.0 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°11'30" EAST, 174.83 FEET; THENCE NORTH 88°16'52" EAST 234.35 FEET TO THE WESTERLY RIGHT OF WAY LINE OF C&NWRR; THENCE SOUTH 10°46'22" WEST 185.12 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF C&NWRR TO A POINT 50.0 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE WEST 200.23 FEET ALONG A LINE 50.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

41-26740  
and

LOTS 7 THROUGH 12, INCLUSIVE, EXCEPT SOUTH 20 FEET, BLOCK 1, MOUNT PLEASANT ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.