

MIRACLE HILLS INVESTMENT COMPANY, a corporation organized and existing under the laws of the State of Nebraska, Grantor, in consideration of One Hundred (\$100.00) Dollars and other good and valuable consideration, received from Grantee, WILLIAM E. MOONEY, JR., Trustee, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West 1/4 of the SW 1/4 of the SW 1/4 of Section 17, T15N, R12 East of the 6th P.M., Douglas County, Nebr., lying South of the South property line of Webster St. and less roads and all more particularly described as follows:

Referring to the southwest corner of said quarter quarter section, thence easterly (N89° 31' 35" E) a distance of 655.49 ft. along the south line of said Quarter Quarter Section; thence northerly deflecting 089 degrees, 28 minutes left (N0° 03' 35" E) a distance of 75.19 ft. along the property line of the grantor to the point of beginning.

Thence northerly deflecting 00 degrees, 00 minutes (N0° 03' 35" E) along the property line of the grantor, a dist. of 81.60 ft. Thence northwesterly on a 257.58 ft. radius curve to the right, deflection to the initial tangent being 032 degrees, 23 minutes left, a distance of 145.73 ft. subtending a central angle of 032 degrees, 25 minutes; thence northerly deflecting 00 degrees, 00 minutes (N0° 05' 35" E) a distance of 146.83 ft. along the west edge of Webster St.; thence northerly on a 177.58 ft. radius curve to the left, deflection to the initial tangent being 00 degrees, 00 minutes, a distance of 279.07 ft. (arc dist.) subtending a central angle of 090 degrees, 03 minutes; thence westerly (N88° 58' 04.2" W) deflecting 00 degrees, 57 minutes right and along the south edge of Webster St., a distance of 393.01 ft. to a point 45 ft. east of the west line of Section 17, which pt. also is the east line of 120th right of way; thence southerly deflection 090 degrees, 57 minutes left (S0° 03' 11.8" W) and parallel to the West line of the Section, a distance of 387.08 ft. to the north line of Nebr. State Hwy., discharge ramp; thence southeasterly deflecting 061 degrees, 02 minutes left (S60° 58' 48.2" E) a distance of 178.22 ft.; thence southeasterly on a 616.62 ft. radius curve to the left, deflection to the initial tangent being 004 degrees 01 minutes left, a distance of 220.26 ft. (arc) subtending a central angle of 020 degrees, 28 minutes; thence easterly (S84° 47' 17" E) deflecting 000 degrees 39 minutes to the right along the north edge of discharge ramp right of way (which has no ingress or egress) a distance of 243.63 ft. act. (243.59 plat) to the pt. of beginning containing 279543.30 sq. ft. or 6.42 acres more or less.

Subject to an easement over the following tract:

Referring to the SW corner of said sect. 17; thence N89° 31' 35"E for 655.49 ft. and N0° 03' 35" E dist. of 75.19 ft. to the point of beginning; thence N0° 03' 35" E a distance of 81.60 ft.; thence N32° 23' W a dist. of 18.87 ft.; thence S0° 03' 35" W on a line parallel to the east line of the property and 10 ft. equidistant therefrom proceeding 92.58 ft.; thence S84° 47' 17" E along the north line of Nebr State Hwy discharge ramp a dist. of 10.05 ft. to the pt. of beginning.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements of record;
- (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.

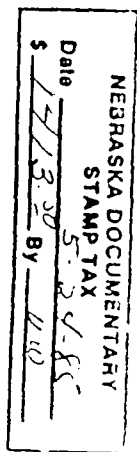
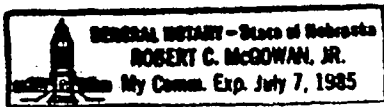
ATTEST: MIRACLE HILLS INVESTMENT COMPANY, Grantor

EXECUTED May 24, 1985.

Louis Friedmann By Ben F. Shrier
STATE OF NEBRASKA) Secretary Ben F. Shrier, President
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on May 24, 1985, by Ben F. Shrier, President of Miracle Hills Investment Company, a Nebraska corporation, on behalf of the corporation.

Robert C. McGowan, Jr.
Notary Public



1800 1st Mortgage Bank
112
90 Dec

RECEIVED
1985 MAY 24 AM 11:36
GEORGE J. GOSWAMI
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBRASKA

Book 1755
Page 562
of Record

Fee 5.50
Dcl IN

Index 12/12
Comped IN
N 17-15-12/21 JV
17-15-12 KF
Compd 79
N 17-15-12

