



DEED 2010035055



APR 26 2010 12:53 P 1

Nebr Doc  
Stamp Tax04-26-2010  
Date

\$1226.25

By SB

Fee amount: 5.50  
FB: 01-60000  
COMP: SBReceived - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
04/26/2010 12:53:29.00

2010035055

## WARRANTY DEED

Know all men by these presents, that, **Long-Masters Partnership, a Nebraska Partnership**, herein call the grantor whether one or more, for and in consideration of the sum of One dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey and confirm unto **CLR Development, LLC, a Nebraska limited liability company**, herein referred to as "Grantee", the following described real property:

A tract of land lying in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 12, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 12; thence N89°10'23"W along the South line of said Northeast  $\frac{1}{4}$ , a distance of 33 feet; thence N00°08'06"W along the West right of way line of 138<sup>th</sup> Street, a distance of 25 feet to the point of beginning; thence N89°10'23"W on a line 25 feet North of and parallel to the South line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 12, a distance of 242.6 feet; thence N00°54'43"E a distance of 175.02 feet; thence S89°10'23"E on a line 200.02 feet North of and parallel to the South line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 12, a distance of 239.4 feet to the West line of 138<sup>th</sup> Street; thence S00°08'06"E along said West line, a distance of 175.02 feet to the point of beginning.

To have and to hold the above described premises together with all tenements, hereditament and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

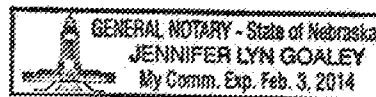
And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrances except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has 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.

Dated: April 19, 2010

Long-Masters Partnership,  
A Nebraska Partnership

By

Julie Lynne Masters, General Partner

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on April 19, 2010 by Julie Lynne Masters, a general partner of Long-Masters Partnership, a Nebraska General Partnership, on behalf of the general partnership. Julie Lynne Masters personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.

Jennifer Lyn Goaley  
Notary Public

-41-

10 - 111239