



DEED 2006088009



AUG 03 2006 12:33 P 2

Nebr Doc  
Stamp Tax

8306  
Date

\$111500

By CC

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
8/3/2006 12:33:50.57



### WARRANTY DEED

GOTTSCH FAMILY FARMS, a Nebraska general partnership. GRANTOR, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, conveys to GRANTEE, GOTTSCH LAND CO., a Nebraska corporation, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

SEE EXHIBIT "A" ATTACHED

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, but subject easement, restrictions, reservations and covenants 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.

Executed as on Aug 25, 2006

GOTTSCH FAMILY FARMS, a Nebraska general partnership

By: [Signature]

Its: Partner

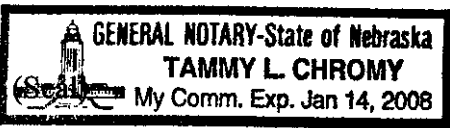
*Deed*

FEE 1050 FB 01-60000  
 BKP 10-15-11 C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 2/ DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on July 25, 2006 by Brett Gottsch, as Partner of Gottsch Family Farms, a Nebraska general partnership, for and on behalf of the partnership.

[Signature]  
 NOTARY PUBLIC



116

1400 217A-52659

## LEGAL DESCRIPTION

*SW 90*

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 2°28'10" WEST (BEARINGS REFERENCED TO THE FINAL PLAT OF INDIAN CREEK BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA) FOR 129.22 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87°31'50" EAST FOR 75.19 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #31 (204TH STREET) AND THE TRUE POINT OF BEGINNING; THENCE NORTH 3°12'44" WEST FOR 195.70 FEET ALONG THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #31; THENCE NORTH 1°02'07" EAST FOR 275.76 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 4°51'52" WEST FOR 350.14 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 3°13'40" WEST FOR 200.00 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 0°51'28" EAST FOR 17.16 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 86°43'37" EAST FOR 290.63 FEET; THENCE SOUTH 2°23'43" EAST FOR 25.00 FEET; THENCE NORTH 86°43'37" EAST FOR 53.49 FEET; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 175.00 FEET AND A LONG CHORD BEARING NORTH 74°04'37" EAST FOR 76.65 FEET) FOR AN ARC LENGTH OF 77.27 FEET; THENCE NORTH 61°25'37" EAST FOR 65.08 FEET; THENCE SOUTH 4°32'48" WEST FOR 44.82 FEET; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 375.00 FEET AND A LONG CHORD BEARING SOUTH 64°19'00" EAST FOR 270.45 FEET) FOR AN ARC LENGTH OF 276.68 FEET; THENCE SOUTH 43°10'48" EAST FOR 121.38 FEET; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 366.00 FEET AND A LONG CHORD BEARING SOUTH 61°00'31" EAST FOR 224.12 FEET) FOR AN ARC LENGTH OF 227.77 FEET; THENCE SOUTH 0°00'00" EAST FOR 2.04 FEET; THENCE NORTH 88°08'31" EAST FOR 9.46 FEET; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 366.00 FEET AND A LONG CHORD BEARING SOUTH 85°17'17" EAST FOR 63.12 FEET) FOR AN ARC LENGTH OF 63.20 FEET; THENCE NORTH 89°45'55" EAST FOR 58.59 FEET; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 290.11 FEET AND A LONG CHORD BEARING SOUTH 73°53'05" EAST FOR 163.33 FEET) FOR AN ARC LENGTH OF 165.57 FEET; THENCE SOUTH 40°09'40" WEST FOR 83.25 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INDIAN CREEK DRIVE; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 249.00 FEET AND A LONG CHORD BEARING SOUTH 26°54'14" EAST FOR 194.06 FEET) FOR AN ARC LENGTH OF 199.34 FEET ALONG SAID WEST RIGHT OF WAY TO THE NORTHEAST CORNER OF LOT 10, INDIAN CREEK BUSINESS PARK; THENCE SOUTH 87°33'16" WEST FOR 49.91 FEET ALONG THE NORTH LINE OF SAID LOT 10; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 225.00 FEET AND A LONG CHORD BEARING SOUTH 66°28'31" WEST FOR 161.85 FEET) FOR AN ARC LENGTH OF 165.56 FEET ALONG SAID NORTH LINE OF LOT 10; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 275.00 FEET AND A LONG CHORD BEARING SOUTH 51°17'13" WEST FOR 56.45 FEET) FOR AN ARC LENGTH OF 56.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 2°50'39" EAST FOR 253.80 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY #84; THENCE SOUTH 85°54'14" WEST ALONG SAID RIGHT OF WAY; THENCE SOUTH 79°14'52" WEST FOR 302.65 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 86°50'33" WEST FOR 517.28 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 54°01'55" WEST FOR 32.17 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINS 1,030,545 SQUARE FEET OR 23.66 ACRES, MORE OR LESS.