

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2007-03991  
2007 FEB -8 A 9:32

*Flora J. Dowd*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
FEB 08 2007  
\$ 2009.25 BY ah

COUNTER ah G.E. DM  
VERIFY ah D.E. DM  
PROOF ah  
FEES \$ 210.50  
CHECK # 234137  
CHG. FNT 210.50 CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

## WARRANTY DEED

Duane J. Dowd and Frances Dee Dowd, husband and wife, as to an undivided 5% interest; Grand Prix, Inc., a Nebraska corporation, as to an undivided 28.5% interest; Duane J. Dowd, Trustee, as to an undivided 30% interest; Lawrence W. Dowd and Jo Ann Dowd, husband and wife, as to an undivided 5% interest; Michael A. Huber and Catherine M. Huber, husband and wife, as to an undivided 30% interest; Jeffrey B. Farnham and Mary L. Farnham, husband and wife, as to an undivided 1.5% interest GRANTORS, in consideration of One Dollar and other valuable consideration received from GRANTEE, First National Bank of Omaha, a national banking association, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

A portion of Tax Lot 3A1, located in the Northwest Quarter of Section 22, Township 14 North, Range 11, East of the 6<sup>th</sup> P.M., in Sarpy County, Nebraska to be known as Lot 8, Meridian Marketplace, a Subdivision in Sarpy County, Nebraska

GRANTORS hereby expressly reserve a nonexclusive easement for the benefit of Lots 7 and 9, Meridian Marketplace, a subdivision in Sarpy County, Nebraska, over, upon and across that part of Lot 8, Meridian Marketplace, a subdivision in Sarpy, County, Nebraska, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference, for the purpose of nonexclusive pedestrian and vehicular traffic, access and ingress and egress to and from Lots 7 and 9, Meridian Marketplace. The perpetual easement reserved herein shall run with the land and shall be binding upon and inure to the benefit of GRANTORS and their successors and assigns, including, but not limited to, all subsequent owners of Lots 7 and 9 or any portion thereof and all other persons claiming by, through or under any of them. The perpetual easement reserved herein shall continue in perpetuity from the date hereof and shall not merge with title upon any future merger of the ownership of any of Lots 7, 8 and 9, nor shall such easement be revoked or denied by any future division of any of such Lots. The reservation contained herein shall not be deemed a gift or dedication of any portion of the relevant properties to the general public. This easement shall be for the benefit not only of the owners of Lots 7 and 9 and their respective successors, assigns, heirs and personal representatives, but also for such owners' agents, customers, invitees, licensees, employees, servants, contractors, lessors, sublessees, tenants and subtenants and their respective customers, invitees, employees, servants, licensees, concessioners, contractors and agents.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- have legal power and lawful authority to convey the same; and
- warrant and will defend title to the real estate against the lawful claims of all persons.

06103528

~~2009.25~~ 210.50

FNT

A

State of Nebraska, County of Douglas -- ss.

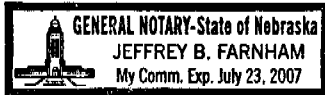
The foregoing Warranty Deed was acknowledged before me on February 5<sup>th</sup>, 2007 by Duane J. Dowd and Frances Dee Dowd, husband and wife.



Jeffrey B. Farnham  
Notary Public

State of Nebraska, County of Douglas -- ss.

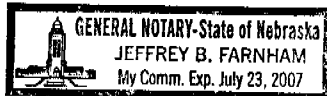
The foregoing Warranty Deed was acknowledged before me on February 5<sup>th</sup>, 2007 by Duane J. Dowd, President of Grand Prix, Inc., a Nebraska corporation, on behalf of said corporation.



Jeffrey B. Farnham  
Notary Public

State of Nebraska, County of Douglas -- ss.

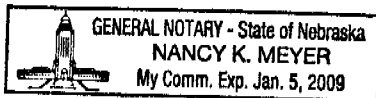
The foregoing Warranty Deed was acknowledged before me on February 5<sup>th</sup>, 2007 by Duane J. Dowd, Trustee.



Jeffrey B. Farnham  
Notary Public

State of Nebraska, County of Douglas -- ss.

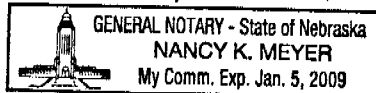
The foregoing Warranty Deed was acknowledged before me on February 5<sup>th</sup>, 2007 by Michael A. Huber and Catherine M. Huber, husband and wife.



Nancy K. Meyer  
Notary Public

State of Nebraska, County of Douglas -- ss.

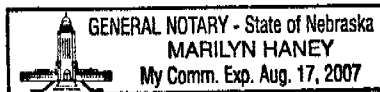
The foregoing Warranty Deed was acknowledged before me on February 5<sup>th</sup>, 2007 by Jeffrey B. Farnham and Mary L. Farnham, husband and wife.



Nancy K. Meyer  
Notary Public

State of Nebraska, County of Platte -- ss.


The foregoing Warranty Deed was acknowledged before me on February 5, 2007 by Lawrence W. Dowd and Jo Ann Dowd, husband and wife.

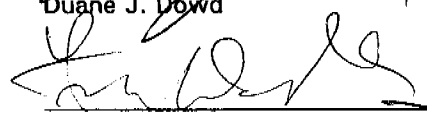


Marilyn Haney  
Notary Public

B

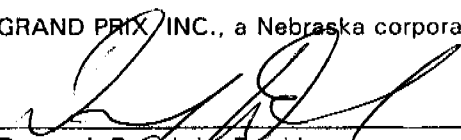
Executed: February 5, 2007.


  
 \_\_\_\_\_  
 Duane J. Dowd

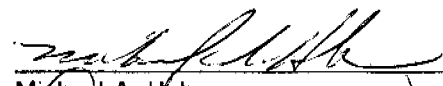
  
 \_\_\_\_\_  
 Frances Dee Dowd

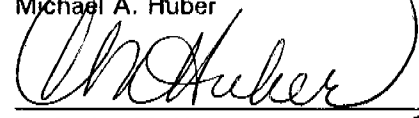
GRAND PRIX INC., a Nebraska corporation

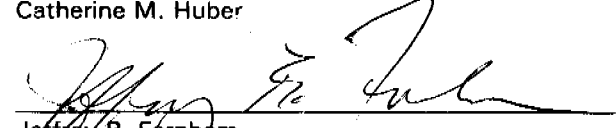
By:

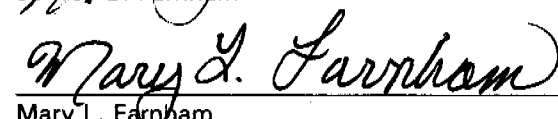
  
 \_\_\_\_\_  
 Duane J. Dowd, Its President

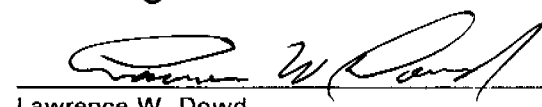
  
 \_\_\_\_\_  
 Duane J. Dowd, Trustee

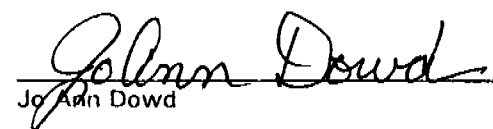
  
 \_\_\_\_\_  
 Michael A. Huber

  
 \_\_\_\_\_  
 Catherine M. Huber

  
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 Jeffrey B. Farnham

  
 \_\_\_\_\_  
 Mary L. Farnham

  
 \_\_\_\_\_  
 Lawrence W. Dowd

  
 \_\_\_\_\_  
 Jo Ann Dowd

# EXHIBIT "A"

C

## LEGAL DESCRIPTION

DUANE J. DOWD, MICHAEL A. HUBER, DUANE J. DOWD, TRUSTEE, GRAND PRIX, INC., A NEBRASKA CORPORATION, LAWRENCE W. DOWD, AND JEFFREY B. FARNHAM TRUSTEE'S DEED OF PARTIAL RECONVEYANCE INSTRUMENT NO. 2005-28054

AN INGRESS AND EGRESS EASEMENT LOCATED IN LOT 8, MERIDIAN MARKETPLACE, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, SAID MERIDIAN MARKETPLACE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 8, MERIDIAN MARKETPLACE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 1, SAID MERIDIAN MARKETPLACE, SAID LINE ALSO BEING THE CENTERLINE OF 167TH PLAZA; THENCE N48°15'09"W (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID LOT 7, MERIDIAN MARKETPLACE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 8, MERIDIAN MARKETPLACE, A DISTANCE OF 72.91 FEET; THENCE S87°25'41"W ALONG SAID NORTHERLY LINE OF LOT 7, MERIDIAN MARKETPLACE, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF LOT 8, MERIDIAN MARKETPLACE, A DISTANCE OF 28.07 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, A DISTANCE OF 27.64 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N00°14'45"W, A DISTANCE OF 25.49 FEET; THENCE N70°05'35"E, A DISTANCE OF 63.01 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 8, MERIDIAN MARKETPLACE, SAID LINE ALSO BEING THE WESTERLY LINE OF LOT 9, SAID MERIDIAN MARKETPLACE; THENCE S02°34'19"E ALONG SAID EASTERLY LINE OF LOT 8, MERIDIAN MARKETPLACE, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 9, MERIDIAN MARKETPLACE, A DISTANCE OF 27.28 FEET; THENCE S48°15'09"E ALONG SAID EASTERLY LINE OF LOT 8, MERIDIAN MARKETPLACE, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 9, MERIDIAN MARKETPLACE, A DISTANCE OF 58.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, MERIDIAN MARKETPLACE, SAID POINT ALSO BEING ON SAID EASTERLY LINE OF LOT 8, MERIDIAN MARKETPLACE, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 1, MERIDIAN MARKETPLACE, SAID LINE ALSO BEING SAID CENTERLINE OF 167TH PLAZA; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF LOT 8, MERIDIAN MARKETPLACE, SAID LINE ALSO BEING SAID WESTERLY LINE OF LOT 1, MERIDIAN MARKETPLACE, SAID LINE ALSO BEING SAID CENTERLINE OF 167TH PLAZA ON A CURVE TO THE LEFT WITH A RADIUS OF 216.91 FEET, A DISTANCE OF 35.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S37°01'12"W, A DISTANCE OF 35.39 FEET TO THE POINT OF BEGINNING.

SAID INGRESS AND EGRESS EASEMENT CONTAINS AN AREA OF 4,043 SQUARE FEET OR 0.093 ACRES, MORE OR LESS.

SHEET 1 OF 2



**E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES  
330 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 695-4700

Drawn by: FCE Chkd by: woc 2-6-07 Chkd by: \_\_\_\_\_

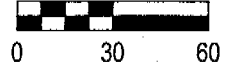
Job No.: P2004.045.007 Date: 02/05/07 Book No.: XXXXX

**LOT 8, MERIDIAN MARKETPLACE  
INGRESSES AND EGRESS  
EASEMENT  
SARPY COUNTY, NEBRASKA**

# EXHIBIT "A"

2007-03991D

GILES ROAD

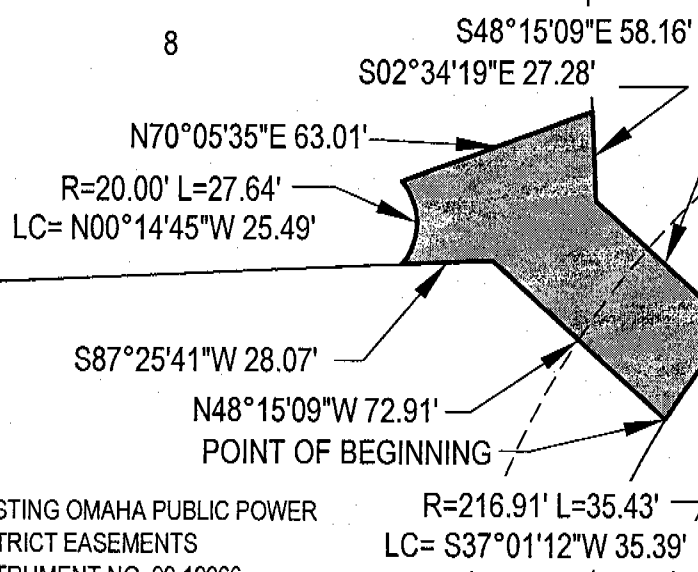


Scale: 1" = 60'  
SEE SHEET 2 OF 2  
FOR LEGAL DESCRIPTION

PERMANENT 20' WIDE SANITARY  
SEWER EASEMENT GRANTED TO  
SARPY COUNTY S.I.D. NO. 257;  
AND ALSO A PERMANENT 20'  
WIDE LANDSCAPE BUFFER  
EASEMENT

DUANE J. DOWD, MICHAEL A. HUBER, DUANE J. DOWD,  
TRUSTEE, GRAND PRIX, INC., A NEBRASKA CORPORATION,  
LAWRENCE W. DOWD, AND JEFFREY B. FARNHAM  
TRUSTEE'S DEED OF PARTIAL RECONVEYANCE  
INSTRUMENT NO. 2005-28054

168TH STREET



VIRGINIA PLAZA

PERMANENT 60' WIDE SANITARY  
SEWER EASEMENT GRANTED TO  
SARPY COUNTY S.I.D. NO. 257

(8') EXISTING OMAHA PUBLIC POWER  
DISTRICT EASEMENTS  
INSTRUMENT NO. 99-19966

PERMANENT 20' WIDE  
LANDSCAPE BUFFER EASEMENT

PERMANENT 60.00 FOOT WIDE  
INGRESS / EGRESS  
EASEMENT GRANTED TO THE  
OWNERS OF LOTS 1 THRU 11  
INCLUSIVE AND TO THEIR  
GUESTS AND INVITEES; AND  
ALSO A PERMANENT STORM  
SEWER EASEMENT

167TH PLAZA

MERIDIAN  
MARKETPLACE

SHEET 1 OF 2



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ENGINEERING • PLANNING • FIELD SERVICES  
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**LOT 8, MERIDIAN MARKETPLACE  
INGRESSES AND EGRESS  
EASEMENT**  
SARPY COUNTY, NEBRASKA

Drawn by: FCE Chkd by: wac 2-6-07 Chkd by: \_\_\_\_\_

Job No.: P2004.045.007 Date: 02/05/07 Book No.: XXXXX