

2016-25656

\$ EXS

10/07/2016 9 21 41 AM

Wayne J. Dowling

By jsatterfie

REGISTER OF DEEDS



DEED

COUNTER JD GE JS  
 VERIFY JD DE JS  
 PROOF LM  
 FEES \$ 16.00  
 CHECK # \_\_\_\_\_  
 CHG AS CASH \_\_\_\_\_  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NCR \_\_\_\_\_

**WARRANTY DEED**

B H I Development, Inc , a Nebraska corporation, GRANTOR, in consideration of One (\$1 00) Dollar and other valuable consideration received from GRANTEE, 192<sup>nd</sup> & Cypress, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb Rev Stat 76-201)

See attached legal description

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements, covenants, restrictions of record and special agricultural assessment (Greenbelt Tax) which GRANTEE agrees to pay if assessed,
- (2) has legal power and lawful authority to convey the same, and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons

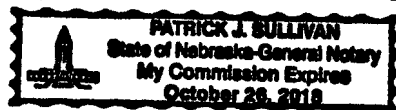
Executed September 29, 2016

B H I Development, Inc ,  
A Nebraska Corporation, Grantor

By Gerald L Torczon  
Gerald L Torczon, President

STATE OF NEBRASKA )  
) ) ss  
COUNTY OF SARPY )

The foregoing instrument was acknowledged before me, on September 29, 2016, by Gerald L Torczon, President of B H I Development, Inc



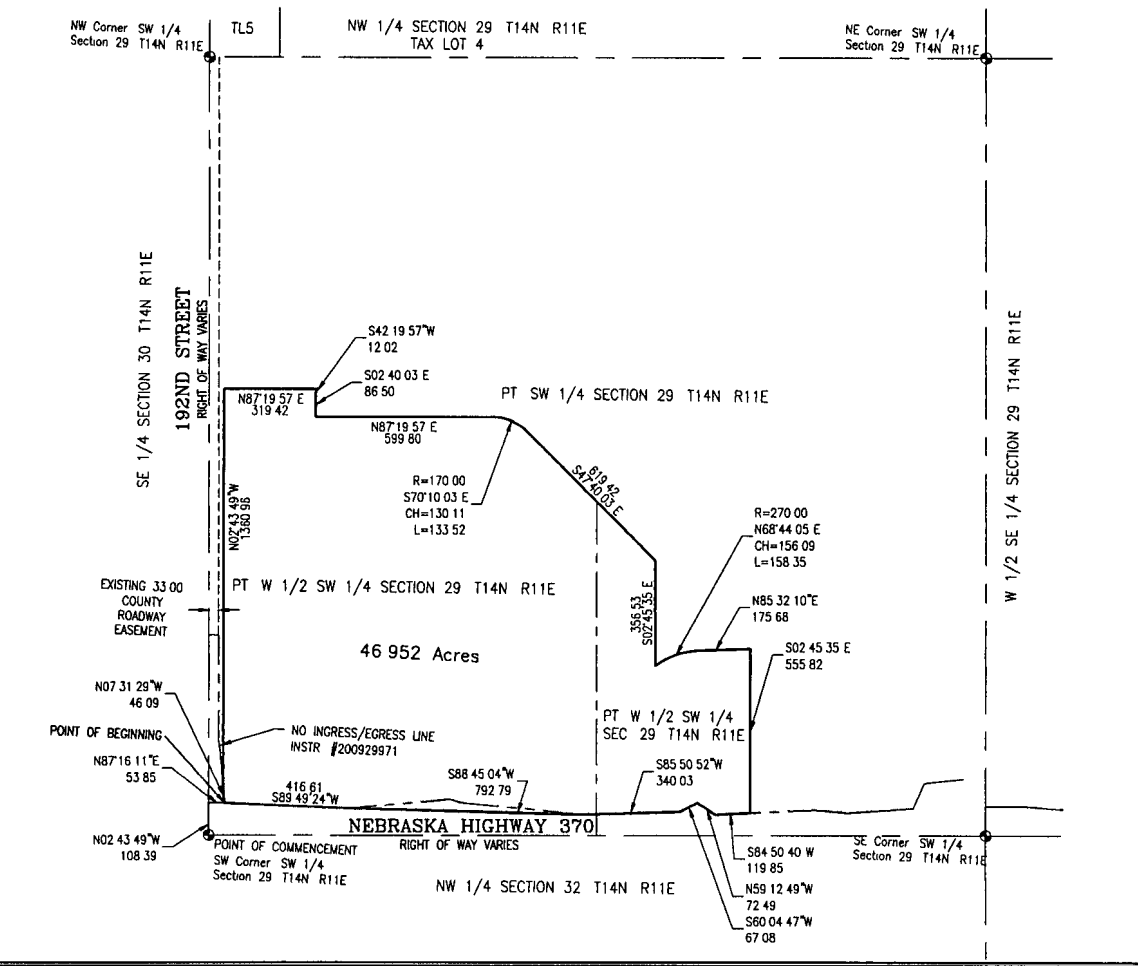
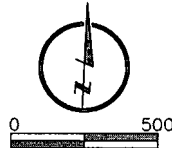
Patrick J. Sullivan  
Notary Public

# LEGAL DESCRIPTION PHASE 4 BOUNDARY

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 14 NORTH RANGE 11 EAST OF THE 6TH P M SARPY COUNTY NEBRASKA DESCRIBED AS FOLLOWS  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 14 NORTH RANGE 11 EAST OF THE 6TH P M SARPY COUNTY NEBRASKA  
 THENCE NORTH 02 43 49" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 108 39 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29  
 THENCE NORTH 87'16 11" EAST FOR 53 85 FEET TO THE EAST RIGHT OF WAY LINE OF 192ND STREET AND THE TRUE POINT OF BEGINNING  
 THENCE NORTH 07'31 29" WEST FOR 46 09" FEET ALONG SAID EAST RIGHT OF WAY LINE  
 THENCE NORTH 02 43 49" WEST FOR 1360 96 FEET CONTINUING ALONG SAID EAST RIGHT OF WAY LINE  
 THENCE NORTH 87 19 57" EAST FOR 319 42 FEET  
 THENCE SOUTH 42 19 47" WEST FOR 12 02 FEET  
 THENCE SOUTH 02 40 03" EAST FOR 86 50 FEET  
 THENCE NORTH 87 19 57" EAST FOR 599 80 FEET  
 THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 170 00 FEET AND A LONG CHORD BEARING SOUTH 70 10 03" EAST FOR 130 11 FEET) FOR AN ARC LENGTH OF 133 52 FEET  
 THENCE SOUTH 47 40'03" EAST FOR 619 42 FEET  
 THENCE SOUTH 02 45 35" EAST FOR 356 53 FEET  
 THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 270 00 FEET AND A LONG CHORD BEARING NORTH 68 44 05" EAST FOR 156 09 FEET) FOR AN ARC LENGTH OF 158 35 FEET  
 THENCE NORTH 85 32'10" EAST FOR 175 68 FEET  
 THENCE SOUTH 02 45 35" EAST FOR 555 82 FEET TO THE NORTH RIGHT OF WAY LINE OF NEBRASKA HIGHWAY 370  
 THENCE ALONG SAID NEBRASKA HIGHWAY 370 FOR THE FOLLOWING 6 COURSES  
 1) THENCE SOUTH 84 50 40" WEST FOR 119 85 FEET  
 2) THENCE NORTH 59 12 49" WEST FOR 72 49 FEET  
 3) THENCE SOUTH 60 04 47" WEST FOR 67 08 FEET  
 4) THENCE SOUTH 85 50 52" WEST FOR 340 03 FEET  
 5) THENCE SOUTH 88 45 04" WEST FOR 792 79 FEET  
 6) THENCE SOUTH 89 49 24" WEST FOR 416 61 FEET TO THE POINT OF BEGINNING  
 CONTAINS 46 952 ACRES

## LEGEND

- SECTION LINE
- ⊕ SECTION CORNER
- - - - - EASEMENT LINE
- SID BOUNDARY LINE



**LAMP RYNEARSON & ASSOCIATES**

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drawn by EAM	designed by WEK	reviewed by WEK	project - task number 0112055 03-003	date 1-29-16	book and page	revisions
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