



DEED 2007108769



SEP 24 2007 10:50 P 2

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FEE 1050 FB 01-60000  
BKP 20-16-12 C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/24/2007 10:50:08.64



2007108769

### WARRANTY DEED

**KNOWN ALL MEN BY THESE PRESENTS THAT I or WE, Arthur R. Camenzind**, a single person, **an undivided one half interest**, herein called the grantor whether one or more, in consideration of **One Dollar and other good and valuable consideration** received from grantee, do hereby grant, bargain, sell, convey and confirm unto **Rainwood Pointe, L.L.C.**, a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in **Douglas County, Nebraska**:

That part of the NE 1/4 of Section 20, T16N, R12E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the SE corner of said NE 1/4 thence N00°00'02"W(assumed bearing) on the East line of said NE 1/4, 520.00 feet to the point of beginning; thence S89°50'46"W on a line 520.00 feet North of and parallel to the South line of said NE 1/4, 567.08 feet to the East line of Blair High Road; thence N27°34'11"W on the East line of Blair High Road, 111.23 feet; thence N38°23'11"W on the East line of Blair High Road, 1492.20 feet; thence N31°39'11"W on the East line of Blair High Road, 995.00 feet to the North line of said NE 1/4; thence N89°52'05"E on the North line of said NE 1/4, 2067.28 feet to the NE corner of said NE 1/4; thence S00°00'02"E on the East line of said NE 1/4, 2118.48 feet to the point of beginning;

Except

A tract of land located in the Northeast Quarter of Section 20, Township 16 North, Range 12 East of the Sixth Principal Meridian, Douglas County, Nebraska, described as follows: Referring to the Southeast corner of said Quarter Section; thence North along the East line of said Quarter Section, a distance of 158.496 meters (520.00 feet) to a property line and the point of beginning; thence Westerly along said property line deflecting 90 degrees, 11 minutes, 41 seconds left a distance of 173.436 meters (569.01 feet) to the existing Highway right of way line; thence Northwesterly along said Highway right of way line deflecting 63 degrees, 28 minutes, 31 seconds right a distance of 33.636 meters (110.35 feet); thence Northwesterly along said Highway right of way line deflecting 11 degrees, 42 minutes, 29 seconds left a distance of 13.840 meters (45.41 feet); thence Northeasterly deflecting 100 degrees, 41 minutes, 43 seconds right a distance of 58.474 meters (191.84 feet); thence Easterly deflecting 27 degrees, 23 minutes, 45 seconds right a distance of 145.405 meters (477.05 feet) to the East line of said Quarter Section; thence South along said East line deflecting 90 degrees, 20 minutes, 11 seconds right a distance of 68.360 meters (224.28 feet) to the point of beginning;

And except

A tract of land located in the Northeast Quarter of Section 20, Township 16 North, Range 12 East of the Sixth Principal Meridian, Douglas County, Nebraska, described as follows: Referring to the Northwest corner of said Quarter Section; thence East along the North line of said Quarter Section, a distance of 164.357 meters (539.23 feet) to the point of beginning; thence East along said North line deflecting 0 degrees, 00 minutes, 00 seconds right a distance of 208.598 meters (684.38 feet); thence Southwesterly deflecting 152 degrees, 40 minutes, 43 seconds right a distance of 67.490 meters (221.42 feet); thence Southerly deflecting 25 degrees, 20 minutes, 36 seconds right a distance of 83.978 meters (275.52 feet); thence Southwesterly deflecting 11 degrees, 08 minutes, 45 seconds left a distance of 39.429 meters (129.36 feet) to the existing Highway right of way line; thence Northwesterly along said Highway right of way line deflecting 71 degrees, 33 minutes, 40 seconds right a distance of 50.263 meters (164.90 feet) to the point of beginning.

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

And the grantor hoes hereby covenants with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance 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 good 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: 09/18/07

*Arthur R. Camenzind*  
Arthur R. Camenzind

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⑦ 01-008937

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