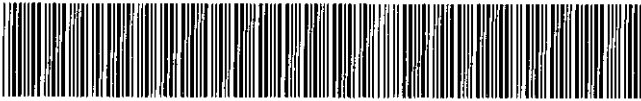


DEED 2006017462



FEB 17 2006 08:16 P 3

Nebr Doc Stamp Tax
2/17/06
Date
\$ 3768.75
By <i>JB</i>

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/17/2006 08:16:59.19



2006017462

[For Recording Purposes]

SPECIAL WARRANTY DEED

PLAMBECK FAMILY, L.L.C., a Nebraska limited liability company ("Grantor"), in consideration of TEN DOLLARS (\$10.00) received from ELK CREEK PINE, L.L.C., a Nebraska limited liability company ("Grantee"), conveys to Grantee, the real estate legally described on Exhibit "A" attached hereto and incorporated by this reference.

Grantor covenants with Grantee that Grantor: (1) is lawfully seized of such real estate and it is free from all liens and encumbrances, and subject only to those matters set forth on Exhibit "B" attached hereto; (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 claiming by, through or under Grantor.

Dated: 2/16/06, 2006.

PLAMBECK FAMILY, L.L.C., a Nebraska limited liability company

By *Salvatore Plambeck*
Title: Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 16 day of February, 2006, before me, a notary public in and for said county and state, personally came *Salvatore Plambeck, Manager* of PLAMBECK FAMILY, L.L.C., a Nebraska limited liability company, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said limited liability company.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.

[SEAL]



Dolores M. Cramer
Notary Public

FEE 15.00 FB 01-60000
CKP 3.15-1110/0 COMP _____
DEL _____ SCAN _____ FV _____

TF W8242
rec-1

6948 -

Deed
3/1

EXHIBIT "A"

That part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 00°24'45" East (Assumed bearing) 33.00 feet on the West line of said Southwest Quarter; thence North 89°59'52" East, 324.94 feet on a line 33.00 feet North of and parallel with the South line of said Southwest Quarter; thence North 00°00'08" West, 128.32 feet to the point of beginning, said point being on the Northerly line of West Maple Road; thence continuing North 00°00'08" West, 534.52 feet; thence North 89°59'52" East, 329.00 feet; thence North 09°05'27" East, 36.00 feet to a point on the centerline of an existing creek; thence on the centerline of said existing creek on the following described courses: thence North 85°37'48" East, 115.27 feet; thence North 57°29'24" East, 92.08 feet; thence South 46°32'39" East, 121.44 feet; thence North 67°15'45" East, 125.04 feet; thence South 01°23'41" West, 422.40 feet; thence South 12°56'19" West, 114.88 feet; thence South 00°54'07" East, 63.13 feet to the Northerly line of West Maple Road; thence North 89°27'54" West, 382.02 feet on the Northerly line of West Maple Road; thence North 89°55'01" West, 313.73 feet on the Northerly line of West Maple Road to the point of beginning.

EXHIBIT "B"

1. Controlled Access Restrictions contained within Warranty Deed dated September 28, 1982 and recorded December 10, 1982 in Book 1696 at Page 383 of the Records of Douglas County, Nebraska.
2. Controlled Access Restrictions contained within Return of Appraisers dated January 28, 1983 and recorded February 15, 1983 in Book 683 at Page 568 of the Records of Douglas County, Nebraska.
3. Temporary Easements conveyed to the State of Nebraska Department of Roads, by the Return of Appraisers dated January 28, 1983 and recorded February 15, 1983 in Book 683 at Page 568 of the Records of Douglas County, Nebraska.
4. Easement, together with and subject to the terms and conditions thereof, contained within the instrument dated February 13, 1996 and recorded April 9, 1996 in Book 1173 at Page 578 of the Records of Douglas County, Nebraska.