



BK 2199 PG 616-618



DEED 2002 00103

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Stamp Tax

1-4-02
Date

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By *WJD*

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 JAN -4 AM 8:12

RECEIVED

SPECIAL WARRANTY DEED

JUDITH Y. WIGTON, individually, and **JAMES H. WIGTON**, wife and husband, and **LAWRENCE W. YOUNGMAN**, a single person, (Grantors) in consideration of One Dollar (\$1.00) and other valuable consideration received from the Grantee, **Y. W. SCHNACK, L.L.C.**, a Nebraska limited liability company, convey to Grantee the following described real estate (as defined in Neb.Rev.Stat. §76-201)

See EXHIBIT "A" attached hereto. (Premises)

Grantor James H. Wigton joins in the execution of this Deed for the sole purpose of releasing any rights he may have in the Premises arising out of his marriage to Grantor Judith Y. Wigton.

Grantors Judith Y. Wigton and Lawrence W. Youngman covenant with the Grantee that the Grantors:

1. are lawfully seized of such real estate and that it is free and clear of all liens and encumbrances, but subject to easements, covenants and restrictions of record and subject to public road rights-of-way and public road grants of record and public road condemnations and subject to a potential lien created by operation of law on account of "AGUSE" Special Assessment Tax Recapture;
2. have legal power and lawful authority to convey the same; and
3. warrant and will defend title to the Premises against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantors Judith Y. Wigton and Lawrence W. Youngman.

EXECUTED the 31st day of December, 2001.

Judith Y. Wigton

JUDITH Y. WIGTON, Grantor

James H. Wigton

JAMES H. WIGTON, Grantor

LAWRENCE W. YOUNGMAN, Grantor
Lawrence W. Youngman
By *Judith Y. Wigton*

Judith Y. Wigton, Attorney-in-Fact
Under Durable Power of Attorney
Dated July 12, 1995

W 368

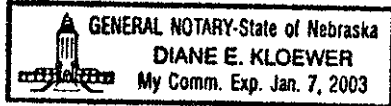
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Deed
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FEE 1550 FB 01-60000
BKP 7-14-11 C/O _____ COMP _____
DEL _____ SCAN CB FV _____

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on the 31st day of December, 2001, by Judith Y. Wigton, individually, by James H. Wigton, as spouse of Judith Y. Wigton, and by Judith Y. Wigton as attorney-in-fact for Lawrence W. Youngman under Durable Power of Attorney dated July 12, 1995.



Diane E. Kloewer
Notary Public

RETURN: Daniel Duffy
8805 Indian Hills Dr.
Omaha, NE 68114

That part of the Northwest Quarter of Section 7, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the intersection of the South line of the Northwest quarter of said Section 7 and the East right-of-way line of Highway 31, said point being 70 feet East of the Southwest corner of said Northwest quarter; thence N 4°59'16" E (the West line of said Northwest quarter assumed North-South in direction) for 577.47 feet along said East right-of-way line to a point that is 120 feet East of the West line of said Northwest quarter; thence N 6°38'53" W for 528.00 feet along said East right-of-way line to a point that is 60 feet East of the West line of said Northwest quarter; thence N 4°21'02" E for 275.84 feet along said East right-of-way line to a point that is 80 feet East of the West line of said Northwest quarter; thence N 17°44'53" W for 131.74 feet along said East right-of-way line to a point that is 40 feet East of the West line of said Northwest quarter; thence S 67°27'18" E for 139.51 feet to a found corner; thence S 77°35'45" E for 100.04 feet to a found corner; thence N 83°44'39" E for 99.85 feet to a found corner; thence N 46°14'21" E for 124.97 feet to a found corner; thence N 19°00'14" E for 150.61 feet to a found corner; thence N 1°47'01" E for 300.16 feet to a found corner; thence N 6°10'39" W for 269.89 feet to a found corner; thence N 21°15'48" W for 340.14 feet to the Southerly right-of-way line of "Q" Street; thence along a curve to the right (having a radius of 440.4 feet and a long chord bearing N 80°37'52" E for 137.18 feet) for an arc distance of 137.74 feet along said Southerly right-of-way line; thence N 89°35'28" E for 100.00 feet parallel with and 60 feet South of the North line of the Northwest quarter of said Section 7; thence N 74°28'54" E for 103.58 feet; thence N 89°35'28" E for 1801.40 feet parallel with and 33 feet South of the North line of said Northwest quarter to the East line of said Northwest quarter; thence S 0°33'41" W for 2604.88 feet along said East line to the Southeast corner of the Northwest quarter of said Section 7; thence S 89°46'53" W for 2402.91 feet along the South line of said Northwest quarter to the point of beginning. Contains 132.95 acres. (Premises).

Said Premises being the same as described in prior deeds as follows:

The Northwest Quarter (NW¼) of Section 7, Township 14 North, Range 11, East of the 6th P.M., Douglas County, Nebraska, (except 9.87 acres, more or less, described as follows: Referring to the NW corner of said Sec. 7, thence due South (assumed bearing) along the West line of said Sec. 7, 1,128.95 feet, thence North 89°35' East parallel to the North line of said Sec. 7, 40.00 feet to the point of beginning, thence due North 503.87 feet, thence North 15°07' East 76.80 feet, thence due North 54.00 feet to a point of curvature, thence Northeasterly along a 440.4-foot radius curve to the right (initial tangent of which is a continuation of the last described course) a distance of 550 feet; thence South 21°10' East 344.0 feet, thence South 6°00' East 270.0 feet, thence South 2°00' West 300.00 feet, thence South 19°02' West 150.68 feet, thence South 46°14' West 124.77 feet, thence South 83°50' West 100.0 feet, thence North 77°33' West 100.0 feet, thence North 67°18' West 139.50 feet to the place of beginning, the Westerly and Northerly line of the property herein conveyed is the same as the present Easterly and Southerly line of the present right-of-way of the U.S. Highway No. 6.)

EXHIBIT "A"