

Nebr Doc
Stamp Tax
03-26-2013
Date
\$ Ex004
By BW

Fee amount: 16.00
FB: 01-60000
COMP: BW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
03/26/2013 10:00:53.00

2013029207

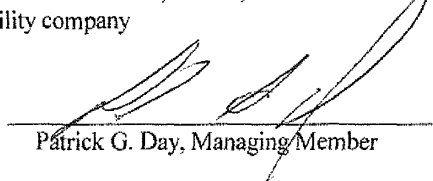
QUITCLAIM DEED

DIAL HARRISON, L.L.C., a Nebraska limited liability company (“Grantor”), in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, quitclaims and conveys to BSR-FW, LLC, a Nebraska limited liability company (“Grantee”), the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Douglas County, Nebraska:

See Exhibit “A” attached hereto.

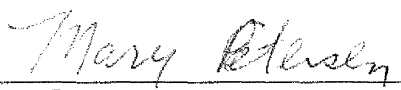
Executed: March 8, 2013.

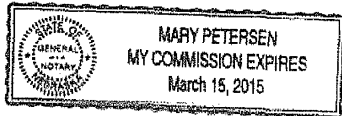
DIAL HARRISON, L.L.C., a Nebraska limited liability company

By: 
Patrick G. Day, Managing Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 8 day of March, 2013, by PATRICK G. DAY, Managing Member of DIAL HARRISON, L.L.C., a Nebraska limited liability company, on behalf of the company.


Notary Public



After recording, return to:
John Q. Bachman
PANSING HOGAN ERNST & BACHMAN LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

13-116760

EXHIBIT "A"**LEGAL DESCRIPTION
(Overall Parcel)**

A tract of land located in the SE¼ of Section 7, and also the SW¼ of Section 7, all located in Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said SW¼ of Section 7, said point also being the Southwest corner of said SE¼ of Section 7; thence S87°14'05"W (assumed bearing) along the South line of said SW¼ of Section 7, a distance of 1234.00 feet; thence N01°57'41"W, a distance of 2647.99 feet to a point on the North line of said SW¼ of Section 7; thence N87°14'48"E along said North line of the SW¼ of Section 7, a distance of 1234.00 feet to the Northeast corner of said SW¼ of Section 7, said point also being the Northwest corner of said SE¼ of Section 7; thence N87°14'41"E along said North line of the SE¼ of Section 7, a distance of 560.03 feet to the Northwest corner of Lot 121, Falling Waters, a subdivision located in said SE¼ of Section 7; thence Southerly along the Westerly line of said Falling Waters on the following described courses; thence S02°51'39"E, a distance of 163.55 feet; thence Southwesterly on a curve to the left with a radius of 175.50 feet, a distance of 48.16 feet, said curve having a long chord which bears S79°16'38"W, a distance of 48.01 feet; thence S02°51'39"E, a distance of 663.28 feet; thence S80°41'01"W, a distance of 408.78 feet; thence S09°18'59"E, a distance of 190.00 feet; thence N80°41'01"E, a distance of 18.51 feet; thence S09°18'59"E, a distance of 171.70 feet; thence S24°12'20"E, a distance of 112.39 feet; thence S36°57'50"E, a distance of 76.99 feet; thence S45°38'14"W, a distance of 135.00 feet; thence S44°28'39"W, a distance of 50.01 feet; thence S37°07'35"W, a distance of 164.45 feet; thence S50°53'25"E, a distance of 105.90 feet; thence S57°38'30"E, a distance of 80.16 feet; thence S59°07'17"E, a distance of 66.54 feet; thence S61°19'25"E, a distance of 85.77 feet to a point on the Westerly Right-of-Way line of 198th Street, said point also being the Southeasterly corner of Lot 159, said Falling Waters; thence S58°23'23"E along said Southerly Right-of-Way line of 198th Street, a distance of 64.57 feet to the Southwesterly corner of Lot 160, said Falling Waters; thence S58°09'16"E along the Southerly line of said Lot 160, Falling Waters, a distance of 132.34 feet to the Southerly corner of said Lot 160, Falling Waters; thence Easterly along the Southerly line of said Falling Waters on the following described courses; thence N36°09'07"E, a distance of 596.50 feet; thence N72°42'22"E, a distance of 38.37 feet; thence N87°15'05"E, a distance of 407.74 feet; thence S02°44'55"E, a distance of 138.09 feet to a point on the Westerly Right-of-Way line of 195th Street, said point also being the Southerly corner of Outlot "C", said Falling Waters; thence S55°09'59"E along the Southerly Right-of-Way line of said 195th Street, a distance of 80.00 feet; thence Southerly on a curve to the left with a radius of 310.00 feet, a distance of 321.58 feet, said curve having a long chord which bears S05°06'57"W, a distance of 307.35 feet; thence Southerly on a curve to the right with a radius of 340.00 feet, a distance of 129.52 feet, said curve having a long chord which bears S13°41'19"E, a distance of 128.74 feet; thence S02°46'30"E, a distance of 537.59 feet to a point on the South line of said SE¼ of Section 7; thence S87°13'30"W along said South line of the SE¼ of Section 7, a distance of 1346.27 feet to the point of beginning.

Said Parcel total contains an area of 5,141,278 square feet or 118.028 acres, more or less.

Said Tract contains an area of 128,995 square feet or 2.961 acres of Harrison Street of Right-of-Way, more or less.

SW SE
SE SW
NE SW
NW SE