



DEED 2005061405



MAY 27 2005 15:20 P 2

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|-----------------------|
| Nebr Doc Stamp Tax |
| 5-27-05 |
| Fee |
| \$ 21.00 |
| By <i>JL</i> |

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/27/2005 15:20:22.63



2005061405

[The Space Above is for Recording Data]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, Eugene H. Ficken and Shirley I. Ficken, husband and wife, in consideration of One (\$1.00) Dollar and Other Good and Valuable Consideration, received from grantee, does hereby grant, bargain, sell, convey and confirm unto Elkhorn View, L.L.C., a Nebraska limited liability company, herein called the grantee, the following described real property in Douglas County, Nebraska:

[SEE ATTACHED EXHIBIT "A"]

To have and to hold the 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 grantors for themselves and their successors do hereby covenant with the grantee and with grantee's heirs and assigns that grantors are lawfully seized of said premises; that it is free from encumbrance, except the lien of taxes and assessments, easements, encumbrances and restrictions of record; that grantor has good right and lawful authority to convey the same; and that the grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantors have executed and delivered this deed on the date affixed hereto.

Dates this 11th day of May, 2005.

Eugene H. Ficken
Eugene H. Ficken

Shirley I. Ficken
Shirley I. Ficken

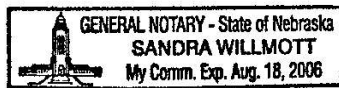
STATE OF NEBRASKA)

)ss.

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me by Eugene H. Ficken and Shirley I. Ficken, husband and wife, this 11th day of May, 2005.

WITNESS my hand and Notary Seal.



Sandra Willmott
Notary Public

Deed 9
10.50 01-60000.
7-15-11 88

V33278

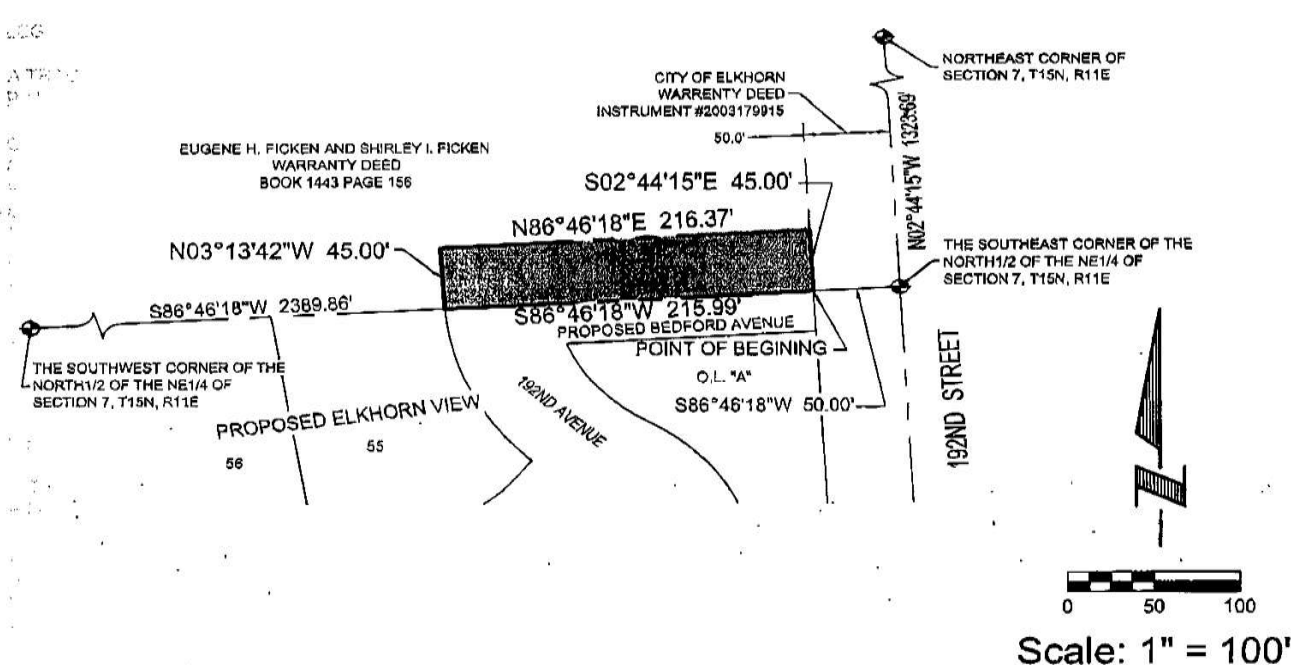
EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF SAID NE 1/4 OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 7; THENCE S86°46'18"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NE 1/4 OF SECTION 7, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 192ND STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S86°46'18"W ALONG SAID NORTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 7, A DISTANCE OF 215.99 FEET; THENCE N03°13'42"W, A DISTANCE OF 45.00 FEET; THENCE N86°46'18"E, A DISTANCE OF 216.37 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 192ND STREET; THENCE S02°44'15"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 192ND STREET, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 9,728 SQUARE FEET OR 0.223 ACRES, MORE OR LESS.



Scale: 1" = 100'

E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700

Drawn by: EAS Chkd by: WRC 3-19-05 Chkd by: _____
 Job No.: 2004245.01 Date: 03/19/2005 SHEET 1 OF 1

BEDFORD AVENUE STREET DEDICATION