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RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

----- [SPACE ABOVE THIS LINE FOR RECORDING DATA] -----

WARRANTY DEED

Vera M. Thomsen, Trustee under the Vera M. Thomsen Revocable Trust dated November 21, 1991, GRANTOR, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to The Thomsen Mile, L.L.C., 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

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, a prorated share of current real estate taxes, and subsequent taxes and assessments;
- (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.

Executed March 5, 1998.

2734
 FEE 10.50 FB 0110000
 BKP 1511 C/O COMP MB
 DEL SCAN old FV

Vera M. Thomsen Trustee
 Vera M. Thomsen, Trustee

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 3/10/98
 \$1583.75 By L

State of Nebraska)
) ss.
 County of Douglas)

The foregoing instrument was acknowledged before me on the 5 day of March, 1998 by Vera M. Thomsen, Trustee.

GENERAL NOTARY - State of Nebraska
 JANET J. CLARK
 My Comm. Exp. Aug. 21, 2000

Janet J. Clark
 Notary Public

Return to [unclear]

Exhibit "A"

The South Half of the Southeast Quarter (S½ SE¼) of Section 4, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, EXCEPT that part thereof more particularly described as follows:

SE SE
SW SE

The East 338.5 feet of the West 503.5 feet of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 11 East;

AND EXCEPT that part thereof more particularly described as follows:

The North 365 feet of the East 725 feet of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 11 East;

AND EXCEPT that part thereof more particularly described as follows:

The West 379.11 feet of the East 2,152.54 feet of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Referring to the Southeast corner of said Quarter Section; thence Westerly, along the South line of said Quarter Section, a distance of 2,148.34 feet, as listed on Book 683/575 Reg. of Deeds; thence Northerly, deflecting 90°00'00" right, a distance of 147.10 feet, to the Point of Beginning; thence Easterly, deflecting 94°49'12" right, along the North right-of-way line of Highway #64, a distance of 235.94 feet; thence Easterly, deflecting 09°02'57" left, a distance of 144.06 feet, along the North property line of Highway #64, (North 83°43'52" East); thence North 02°02'23" West, a distance of 1,183.51 feet, to the North line of the South Half of Section 4; thence South 87°58'47.1" West, along said North line, a distance of 379.115 feet; thence South 02°03'23" East, a distance of 1,174.44 feet, to the Point of Beginning;

AND EXCEPT that part thereof more particularly described as follows:

The West 380 feet of the East 1,773.42 feet of the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Referring to the Northeast corner of the South Half of the Southeast Quarter of said Section 4; thence Westerly, along the North line of the South Half of the Southeast Quarter, a distance of 1,393.42 feet, to the Northeast corner of the tract to be conveyed; thence South 01°59'18.3", a distance of 1,155.36 feet, to the North right-of-way of Nebraska State Highway 64; thence South 83°43'52" West, along the North right-of-way of Highway 64 (Maple Street), a distance of 380 feet; thence North 02°02'23" West, a distance of 1,183.51 feet, to the Northwest corner of tract to be conveyed; thence North 87°58'47.1" East, a distance of 380 feet, to the Point of Beginning;

AND EXCEPT that part thereof taken for highway purposes by Return of Appraisers dated January 28, 1983 and recorded February 15, 1983, in Book 683 at Page 568 of the Miscellaneous Records of Douglas County, Nebraska;

AND EXCEPT that part thereof deeded to Douglas County, Nebraska, by Deed dated February 21, 1996 and recorded April 9, 1996, in Book 2029 at Page 375 of the Deed Records of Douglas County, Nebraska.