



DEED 2007024675



MAR 06 2007 09:44 P 2

Nebr Doc Stamp Tax
3/6/07
Date
\$ Ex 4
By JB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/6/2007 09:44:52.43



2007024675

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Deed
2
1

FEE 10.50 FB 01-60000
 BKP 34-16-11¹⁵⁰ C/O COMP
 DEL SCAN FV

Return to:
Joel Chody
732 N. 129th St.
OMAHA, Ne. 68154.

✓ 8184

WARRANTY DEED

THE GRANTOR, Equine Equities Inc., "a Nebraska Limited Partnership". in consideration of **One Dollar and other valuable consideration** receipt of which is hereby acknowledged, conveys to **Copper Ridge Development, 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:**

Legal Description

Part of the NE ¼ SE ¼ Section 34 Township 16 North Range 11 East described as follows: Commencing at the NE corner of said SE ¼ westerly 330 feet along North line of SE ¼ to point of beginning. Thence continuing West along said North line 992.04 feet to the NE corner of Lot 391, Stone Creek Addition, Thence South along the East line of Stone Creek Addition 1244.31 feet to a point on the East line of Lot 404, Thence easterly 1275.66 to the West line of 156th street right of way, Thence North 789.20 feet, Thence Westerly 285 feet, Thence North 454.5 feet to the point of beginning. All bearings based on 156th Street Row.

Containing an area of approximately 33.494 acres.

THE GRANTOR covenants 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.
- (2) has legal power and lawful authority to convey the same.
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: November 27, 2006

Equine Equities Inc. "a Nebraska Limited Partnership".

By: John P. Chudy
John Chudy "member".

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The forgoing instrument was acknowledged before me this 5 day of MARCH, 2007 by (John Chudy) Equine Equities Inc. "a Nebraska Limited Partnership" on behalf of the Partnership.

[Signature]
Notary Public

