



BK 2193 PG 678-682



DEED 2001 14099

Nehr Doc Stamp Tax
10-15-01
Date
\$ 9,892.75
By <i>SAB</i>

REGISTRY OF DEEDS
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 RECEIVED

[The Space Above Line is for Recording Data]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That The Fire Group Partnership, a Nebraska general partnership, in consideration of Ten (\$10.00) Dollars and Other Good and Valuable Consideration, received from grantees, does grant, bargain, sell, convey and confirm unto Fire-Omaha, LLC, a Kansas 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 grantor for itself and its successors does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance, except matters listed on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions"); that grantor has good right and lawful authority to convey the same; and that the grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed and delivered this deed on the date affixed hereto.

Dated this 15 day of October, 2001.

GRANTOR:

THE FIRE GROUP PARTNERSHIP, a Nebraska general partnership,

By: *Laura A. Lasher*
 Laura A. Lasher, General Partner

By: *Shaune M. Miller*
 Shaune M. Miller, General Partner

Deed # 195 S. 00-12134
 FEE 10.00 BY OK 60110
 5 BKP 19-15-11 C/D _____ COMP _____
 321. DEL. _____ SCAN OK FV _____

#16

9774

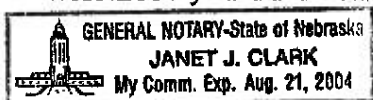
P. J. MORGAN REAL ESTATE COMPANY, a Nebraska corporation,

By: [Signature]
Walt Peffer, Agent of P. J. Morgan Real Estate Company, acting as Temporary Receiver for The Fire Group Partnership

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said County and State, personally came Laura A. Lasher, general partner of The Fire Group Partnership, a Nebraska general partnership, known to me to be the identical person who signed the foregoing Warranty Deed, and acknowledged the execution thereof to be her voluntary act and deed and the voluntary act and deed on behalf of said general partnership.

WITNESS my hand and Notary Seal on this 15 day of October 2001.

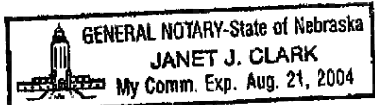


[Signature]
Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said County and State, personally came Shaune M. Miller, general partner of The Fire Group Partnership, a Nebraska general partnership, known to me to be the identical person who signed the foregoing Warranty Deed, and acknowledged the execution thereof to be her voluntary act and deed and the voluntary act and deed on behalf of said general partnership.

WITNESS my hand and Notary Seal on this 15 day of October 2001.

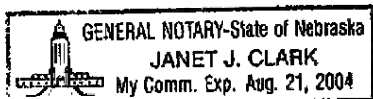


[Signature]
Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said County and State, personally came Walt Peffer, Agent of P. J. Morgan Real Estate Company, acting as Temporary Receiver for The Fire Group Partnership, a Nebraska general partnership, known to me to be the identical person who signed the foregoing Warranty Deed, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed on behalf of said general partnership.

WITNESS my hand and Notary Seal on this 15 day of October 2001.



[Signature]
Notary Public



TA-42943

EXHIBIT "A"**LEGAL DESCRIPTION**

PARCEL 1: Lots 1 thru 27, inclusive, Lots 31 thru 113, inclusive, Lots 115 thru 154, inclusive, Lots 156 thru 320, inclusive, Lot 323, and Outlots A, B, C and D, all in FIRE RIDGE ESTATES, a Subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska.

PARCEL 2: The East Half of the Southwest Quarter ($E\frac{1}{2} SW\frac{1}{4}$) together with the East 50.00 feet of the West Half of the Southwest Quarter ($W\frac{1}{2} SW\frac{1}{4}$), all in Section 19, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, EXCEPT the South 449.00 feet of the East 431.62 feet of the East Half of the Southwest Quarter.

Subject to public roads and/or highways.

PARCEL 3: The South 449.00 feet of the East 431.62 feet of the East Half of the Southwest Quarter ($E\frac{1}{2} SW\frac{1}{4}$) of Section 19, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska; subject to public roads and/or highways EXCEPT that part of the Southeast Quarter of the Southwest Quarter dedicated for street widening, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North $00^{\circ}34'25''$ West (assumed bearing), 50.00 feet, on the Easterly line of said Southeast Quarter, to the point of beginning; thence continuing North $00^{\circ}34'25''$ West, 367.40 feet, on the Easterly line of said Southeast Quarter; thence Southwesterly, on a non-tangent 340.00 foot radius curve to the left, chord bearing South $13^{\circ}27'45''$ West, chord distance 164.92 feet, an arc distance of 166.59 feet; thence South $00^{\circ}34'25''$ East, 207.24 feet, on a line 40.00 feet Westerly of and parallel with the Easterly line of said Southeast Quarter; thence North $89^{\circ}38'55''$ East, 40.00 feet, on a line 50.00 feet Northerly of and parallel with the Southerly line of said Southeast Quarter, to the Point of Beginning;

EXHIBIT B

PERMITTED EXCEPTIONS

Easements granted by the Plat and Dedication of Fire Ridge Estates recorded September 25, 2000, in Book 2163 at Page 547 of the Deed Records of Douglas County, Nebraska, as shown on Plat Survey, and on, over, through, under and across a 5 foot wide strip of land abutting all front and side boundary lot lines; an 8 foot wide strip of land abutting the rear boundary lines of all interior lots; and, a 16 foot wide strip of land abutting the rear boundary lines of all exterior lots, with provision for said 16 foot wide easements to be reduced to 8 feet. Further grants easements on, through, under and across a 5 foot wide strip of land abutting all streets, avenues and circles, whether public or private.

Covenants, conditions and restrictions contained in instrument dated January 12, 2001 and recorded January 16, 2001, in Book 1365 at Page 645 of the Miscellaneous Records of Douglas County, Nebraska.

Provisions for an association and for dues and assessments set forth therein.
Provisions for architectural control and approval of construction plans set forth therein.

~~Easement granted to American Telephone and Telegraph Company by instrument dated February 3, 1961 and recorded March 23, 1961, in Book 364 at Page 209 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain communication systems and appurtenances upon, over and under a portion of the East half of the Southwest 1/4 Sec. 19-15-11.~~ *not our plat*

~~Easement granted to American Telephone and Telegraph Company by instrument dated May 24, 1961 and recorded October 6, 1961, in Book 370 at Page 568 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain communication systems and appurtenances upon, over and under a portion of the SW1/4 NE1/4 and North 3 rods of the NW1/4 SE1/4 Sec. 19-15-11 from which part of subject property was platted.~~ *not our plat*

~~Partial Release of Easement dated February 8, 2000 and recorded March 21, 2000, in Book 1331 at Page 522 of the Miscellaneous Records of Douglas County, Nebraska, releases that portion of the above easement lying within the North 3 rods of the NW1/4 SE1/4 Sec. 19-15-11.~~ *out Lot D, lots 305-316.*

~~Right-of-Way Easement granted to Omaha Public Power District by instrument dated October 13, 1969 and recorded October 30, 1969, in Book 483 at Page 23 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain electrical transmission lines and appurtenances over, above, along, under, in and across subject property.~~ *out lots C+D*

~~Right-of-Way Easement granted to Omaha Public Power District by instrument dated May 18, 1981 and recorded May 28, 1981, in Book 652 at Page 301 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain electrical transmission lines and appurtenances over, above, along, under, in and across subject property.~~ *EVZ SW1/4 not our plat*

~~Right-of-Way Easement granted to Omaha Public Power District by instrument dated June 12, 1981 and recorded June 22, 1981, in Book 653 at Page 672 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain electrical transmission lines and appurtenances over, above, along, under, in and across part of subject property.~~ *EVZ SW1/4 not our plat.*

~~Easement reserved to Omaha Public Power District by Special Warranty Deed dated October 22, 1991 and recorded November 4, 1991, in Book 1910 at Page 443 of the Deed Records of Douglas County, Nebraska.~~ *W1/2 SW1/4 not our plat.*

~~Permanent Storm Sewer and Drainage Easement granted to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, its successors and assigns, including, but not limited to the City of Omaha, Nebraska, by instrument dated September 21, 2000 and recorded September 25, 2000, in Book 1352 at Page 570~~ *lot 12, lot 321, 236, 237, 317+318. out lots C+D.*

of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain storm sewer lines and drainage areas and appurtenances in, through, over and under portions of subject property.

Permanent Sidewalk and Trail Easement granted to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, its successors and assigns, including, but not limited to the City of Omaha, Nebraska, by instrument dated September 21, 2000 and recorded September 25, 2000, in Book 1352 at Page 579 of the Miscellaneous Records of Douglas County, Nebraska, to construct and maintain sidewalks and trails in, through over and under portions of subject property. *lots 19+80, 129, 152, 176, 177, 203 + 267*

Permanent Drainage Easement granted to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, its successors and assigns, including, but not limited to the City of Omaha, Nebraska, by instrument dated September 21, 2000 and recorded September 25, 2000, in Book 1352 at Page 591 of the Miscellaneous Records of Douglas County, Nebraska, to provide storm and surface water drainage in, through, over and under portions of subject property. *lots 131-141, 142-152, lot 221, lot 129, 130 + 134-136*

Permanent Sanitary Sewer Easement granted to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, its successors and assigns, including, but not limited to the City of Omaha, Nebraska, by instrument dated September 25, 2000 and recorded September 25, 2000, in Book 1352 at Page 607 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a sanitary sewer line and appurtenances in, through, over and under a portion of subject property. *outlot D only*

Permanent Lift Station, Force Main and Access Easement granted to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, its successors and assigns, including, but not limited to the City of Omaha, Nebraska, by instrument dated April 30, 2001 and recorded May 2, 2001, in Book 1380 at Page 71 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a lift station, force main and related improvements and for access thereto in, through, over and under a portion of subject property. *Affects Lands + outlot D in favor of our SFD 461. runs with the land.*

~~Temporary Easement and Right-of-Way granted to Metropolitan Utilities District of Omaha by instrument dated November 1, 1999 and recorded November 12, 1999, in Book 1315 at Page 742 of the Miscellaneous Records of Douglas County, Nebraska. *SE-SW 1/4 not our plat*~~

~~Right of Way Easement granted to Omaha Public Power District by instrument dated September 4, 2001 and recorded September 12, 2001, in Book 1399 at Page 32 of the Miscellaneous Records of Douglas County, Nebraska. *NE 1/4 SW 1/4 not our plat.*~~

~~Easement granted to Qwest Corporation by instrument dated April 19, 2001 and recorded July 16, 2001, in Book 1389 at Page 703 of the Miscellaneous Records of Douglas County, Nebraska. *Affects out lot C*~~