

0051 DON CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR.

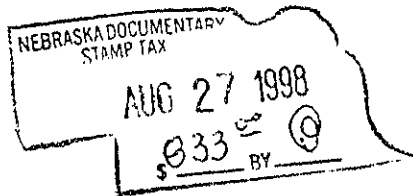
98 AUG 27 AM 8:51

BOOK 224 PAGE 651
OF 651 INST# 346

[Handwritten signature]

After recording return to:

Edstrom, Bromm & Lindahl
551 North Linden
P.O. Box 277
Wahoo, Nebraska 68066
(402) 443-3225



WARRANTY DEED

Hruby Lands Limited Partnership, a Nebraska Limited Partnership, Grantor, whether one or more, in consideration of one dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to Wahoo View, L.L.C., a Nebraska Limited Liability Company, Grantee, the following described real estate (as defined in Neb.Rev.Stat. §76-201) in Saunders County, Nebraska:

SEE EXHIBIT "A" ATTACHED HERETO

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

344
(

- (1) is lawfully seized of such real estate and that it is free from encumbrances.
- (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.

DATED: August 26th 1998.

HRUBY LANDS LIMITED PARTNERSHIP,
A Nebraska Limited Partnership

By: *[Signature]*
Charles S. Hruby, Jr.,
General Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF SAUNDERS)

The foregoing Warranty Deed was acknowledged before me on this 26th day of August, 1998, by Charles S. Hruby, Jr., General Partner of Hruby Lands Limited Partnership, a Nebraska Limited Partnership.



[Signature]
Notary Public

EXHIBIT "A"

Part of the SE 1/4, SW 1/4, NW 1/4 of Section 10, T14N, R7E, 6th P.M., Saunders County, Nebraska,
described as follows:

Commencing at the southwest (SW) corner of Section (Sec) 10, T14N, R7E;

Bearing	Distance, ft. (')	Description
thence N 90°-00'-00" E,	46.50	on the south line (S/L) SW 1/4, Sec 10 (assumed bearing) to a point on the Easterly Highway 77 Right-of-Way (R/W) and said point being the Point of Beginning;
thence N 02°-13'-42" W	935.41	on the Easterly Highway 77 R/W, and 55.2' E of W/L SW 1/4;
thence N 02°-30'-12" W	131.66	on the Easterly Highway 77 R/W, and 55.8' E of W/L SW 1/4;
thence N 06°-09'-39" E,	100.55	on the Easterly Highway 77 R/W, and 71.4' E of W/L SW 1/4;
thence N 08°-11'-09" W	100.55	on the Easterly Highway 77 R/W, and 61.9' E of W/L SW 1/4;
thence N 02°-27'-58" W	1,037.22	on the Easterly Highway 77 R/W, and 67.3' E of W/L SW 1/4;
thence N 87°-31'-31" E,	25.00	on the Easterly Highway 77 R/W, and 92.3' E of W/L SW 1/4;
thence N 02°-29'-56" W	369.66	on the Easterly Highway 77 R/W, and 94.2' E of NW corner of SW 1/4 and on the N/L SW 1/4;
thence N 02°-29'-27" W	519.36	on the Easterly Highway 77 R/W, and 83.6' E of W/L NW 1/4;
thence N 01°-39'-49" W	188.30	on the Easterly Highway 77 R/W, to a point 704.5' N of SW corner, on and 82.5' E of the W/L of NW 1/4, Sec 10;
thence N 89°-02'-16" E,	920.91	on the Northerly line of Hruby Lands, Ltd. to the former W/L of the Chicago & Northwestern Railroad Co. (C&NW) Right-of-Way (R/W);
thence N 60°-55'-59" E,	50.00	on a perpendicular of and to the centerline of the former C&NW;
thence N 60°-55'-59" E,	50.00	on a perpendicular of the centerline and to the E/L of the former C&NW R/W;
thence S 29°-04'-01" E,	3,939.99	on the Easterly R/W of the former C&NW to the S/L of SE 1/4, Sec 10;
thence N 89°-55'-19" W	57.25	on the S/L of SE 1/4, Sec 10 to the found centerline of former C&NW;
thence N 89°-55'-19" W	57.25	on the S/L of SE 1/4, Sec 10 to the W/L of former C&NW R/W;
thence N 89°-55'-19" W	66.18	on the S/L of SE 1/4, Sec 10 to the SE corner of SW 1/4 (S 1/4 corner) of said Sec 10;
thence S 90°-00'-00" W	2,632.22	on the S/L of SW 1/4, Sec 10, to a point 46.5' E of the SW corner of Sec 10, said point also is the SW corner of the tract described in Book 105, page 633, the Point of Beginning.

EXCEPTING FROM THE ABOVE DESCRIBED LEGAL DESCRIPTION THE FOLLOWING DESCRIBED PARCELS:

- 1) A tract of land in the Southwest corner of the Southwest Quarter of said Section 10 described as commencing at a point on the South line of said Section 10 which is 46.5 feet East of the Southwest corner of said Section 10, thence North 218 feet to a point 48.5 feet East of the West Section line of said Section 10, thence East 200 feet on a line parallel with the South line of said Section 10, thence South 218 feet to a point on the South line of said Section 10, said point being 246.5 feet East of the Southwest corner of said Section 10, thence West 200 feet on the South line of said Section 10 to the place of beginning.

AND

- 2) Part of the SE 1/4, SW 1/4, NW 1/4 of Section 10, T14N, R7E, 6th P.M., Saunders County, Nebraska,
described as follows

Commencing at the southwest (SW) corner of said Section (Sec) 10, T14N, R7E,

Bearing	Distance, ft.	Description
thence N 90° 00' 00" E,	2,678.72	on the south line (S/L) of SW 1/4, Sec 10 (assumed bearing) to the SW corner of SE 1/4, Sec 10, (S 1/4 corner of Sec 10);
thence S 89° 55' 19" E,	66.18	on the S/L of SE 1/4, Sec 10 to a point on the W/L of former Chicago & Northwestern Railroad Co. (C&NW) Right-of-Way (R/W) said point being the Point of Beginning;
thence S 89° 55' 19" E,	57.25	continuing on the S/L of SE 1/4, Sec 10 to the found centerline of former C&NW;
thence S 89° 55' 19" E,	57.25	continuing on the S/L of SE 1/4, Sec 10 to the E/L of former C&NW R/W;
thence N 29° 04' 01" W,	3,939.99	on the E/L established perpendicular to and 50 ft distant from the centerline of the former C&NW;
thence S 60° 55' 59" W,	50.00	on a perpendicular of last described course, to the former C&NW centerline;
thence S 60° 55' 59" W,	50.00	on a perpendicular of the centerline, to the NE corner of original HLLP tract in the NW 1/4, Sec 10, in common with the W/L of the former C&NW;
thence S 29° 04' 01" E,	3,804.23	more or less, on the W/L of the former C&NW R/W to the S/L of SE 1/4, Sec 10, to the Point of Beginning.