



DEED 2004057950



MFY 06 2004 08:20 P 2

Nebr Doc
Stamp Tax
5/6/04
Date
\$1065.75
By <i>[Signature]</i>

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
5/6/2004 08:20:14.52



2004057950

WARRANTY DEED

Thomas John Fischer, a resident and domiciliary of Reno, Nevada, and Elizabeth F. Bouldin, a resident and domiciliary of Essex Junction, Vermont, GRANTORS, in consideration of Six Hundred Eight Thousand Seven Hundred and Ninety Six and No/100 Dollars (\$608,796.00), received from Homes at River Road, L.L.C., a Nebraska Limited Liability Company, GRANTEE, convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

LEGAL: See Attached Exhibit "A"

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except covenants, liens, restrictions and encumbrances of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 22 day of April, 2004.

*Thomas John Fischer*  
Thomas John Fischer, Grantor,  
By: Jim L. Kuhn, attorney-in-fact

*Elizabeth F. Bouldin*  
Elizabeth F. Bouldin, Grantor  
By: Jim L. Kuhn, attorney-in-fact

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) s.s.

The foregoing instrument was acknowledged before me on the 22 day of April, 2004, by Thomas John Fischer, Grantor, by: Jim L. Kuhn, attorney-in-fact, AND by Elizabeth F. Bouldin, Grantor, by: Jim L. Kuhn, attorney-in-fact.

*Kimberly S. Lopez*  
NOTARY PUBLIC  
MY COMM. EXPIRES June 25, 2005

RETURN TO:

*Deed* OW-17342  
FEE 28.50 FB 01-60000  
2/37 BKP 10-15-10 G/D 2 COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_



T-0369751B

*41*

Exhibit "A"

PARCEL I:

A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 15 North, Range 10 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of said Southwest 1/4 of the Southeast 1/4 of Section 10; thence N0°37'50"E (assumed bearing) along the West line of the Southwest 1/4 of the Southeast 1/4, 45.0 feet to the place of beginning; thence continuing on said West line 635.93 feet; thence S89°22'10"E 815.87 feet to the West line of County Road No. 109-B right-of-way; thence along said West line, S5°10'16"E, 2.66 feet; thence on a 840.47 foot radius curve to the left, an arc distance of 254.12 feet, the chord which bears S13°49'58"E, thence S22°29'41"E, 413.47 feet to a point 45 feet North of the South line of said Southwest 1/4; thence N89°48'15"W on a line 45 feet from and parallel with the said South line 1041.78 feet to the place of beginning.

PARCEL II:

The East 30 acres of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 15 North, Range 10 East of the 6<sup>th</sup> P.M., less approximately 3 acres taken for levee right of way, and except that portion taken or used for roads, and except that portion taken in Report of Appraisers filed April 28, 1966, in Book 436 at Page 639, Douglas County, Nebraska, said East 30 acres includes Lots 20 thru 53, the West 25 feet of Lot 1, and Outlot A, Homes At River Road, a Subdivision in Douglas County, Nebraska.