



BK 2197 P3 306-307



DEED 2001 16265

Nebr Doc  
Stamp Tax  
12-4-01  
Date  
\$1706.25  
By LD

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 DEC -4 PM 3:51

RECEIVED

Deed A 4450 OU-21498  
 FEE 4450 FB 01-60000  
 SKP 23-16-12 C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 DEL \_\_\_\_\_ SCAN KS FV \_\_\_\_\_

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Lake Cunningham Ridge, L.L.C., a Nebraska limited liability Company, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto Celebrity Homes, Inc., a Nebraska corporation, herein called the GRANTEE whether one or more, the following described real property in Douglas County, Nebraska:

See Exhibit "A" attached hereto and made a part hereof.

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 successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE'S successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated this 3rd day of December, 2001.

Lake Cunningham Ridge, L.L.C., a  
Nebraska limited liability company

Menke Development, L.L.C., Member  
 BY [Signature]  
 Chad F. Menke  
 Title Member  
 United Triad, L.L.C., Member

Jansen Real Estate Co., Member  
 BY [Signature]  
 Kenneth J. Jansen  
 Title President

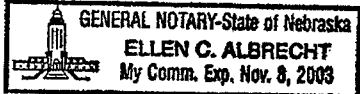
12/3/2001

BY [Signature]  
 Donald F. Hansen  
 Title Manager

STATE OF NEBRASKA )  
 )ss.  
 COUNTY OF DOUGLAS )

On this 3rd day of December, 2001, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Chad F. Menke, Kenneth J. Jansen and Donald F. Hansen, as \*\*\*see below, of Lake Cunningham Ridge, L.L.C., known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of said company.

Witness my hand and notarial seal the day and year last above written.



[Signature]  
 NOTARY PUBLIC

My commission expires the 8th day of November, 2003.


\*\*\*Member of Menke Development, L.L.C., as President of Jansen Real Estate Co. and as manager of Triad, L.L.C., respectively, all members of United

35

248454  
248455

EXHIBIT "A"

Lots 1, 3, 4, 5, 6, 8, 9, 10, 11, 17, 18, 19, 20, 23, 25, 29, 31, 32, <sup>-10</sup>  
 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51, <sup>-10</sup>  
 52, 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 68, 69, 71, 72, 73, 78, <sup>-10</sup>  
 79, 80, 81, 82, 84, 86, 87, 88, 89, 90, 91, 92 and 93 in Lake Cunningham <sup>13</sup>  
 Ridge, a Subdivision in Douglas County, Nebraska.

AND and Outlots A & B  2  
 A tract of land located in the East 1/2 of the SW 1/4 of Section 23,  
 Township 16 North, Range 12 East of the 6th P.M., Douglas County,  
 Nebraska, more particularly described as follows: ①  
NE SW

Beginning at the Northwest corner of said NE 1/4 of the SW 1/4 of Section 23, said point also being the Northeast corner of Lot 40, Lake Cunningham Hills, a subdivision located in the West 1/2 of said SW 1/4 of Section 23; thence N89°51'30"E (assumed bearing) along the North line of said SW 1/4 of Section 23, a distance of 1317.24 feet to the Northeast corner of said SW 1/4 of Section 23; thence S00°09'14"E, along the East line of said SW 1/4 of Section 23, a distance of 1026.60 feet to the Northeast corner of Lot 83, Lake Cunningham Ridge, a Subdivision located in said East 1/2 of the SW 1/4 of Section 23; thence along the Northerly line of said Lake Cunningham Ridge on the following described courses; thence S79°50'02"W, a distance of 143.14 feet; thence N89°47'30"W, a distance of 175.00 feet; thence N00°13'25"W, a distance of 145.00 feet; thence N14°38'06"E, a distance of 253.48 feet; thence N00°13'25"W, a distance of 51.22 feet; thence N84°06'05"W, a distance of 157.61 feet; thence Northerly on a curve to the left with a radius of 299.71 feet, a distance of 32.02 feet, said curve having a long chord which bears N02°50'15"E, a distance of 32.01 feet; thence N00°13'25"W a distance of 20.00 feet; thence S89°46'35"W, a distance of 275.00 feet; thence S00°13'25"E, a distance of 30.00 feet; thence S89°46'35"W, a distance of 104.66 feet; thence N14°53'01"W, a distance of 31.01 feet; thence S89°46'35"W, a distance of 252.49 feet; thence S00°13'25"E, a distance of 30.00 feet; thence S89°46'35"W, a distance of 150.00 feet; thence S00°13'25"E, a distance of 35.00 feet; thence S89°46'35"W, a distance of 120.00 feet to the Northwest corner of Lot 19, said Lake Cunningham Ridge, said point also being on the East line of Lot 48, said Lake Cunningham Hills; thence N00°13'25"W along the East line of said Lake Cunningham Hills, said line also being the West line of said East 1/2 of the SW 1/4 of Section 23, a distance of 606.88 to the point of beginning.

*KAM*  
 12-3-2001  
 DFK  
 DFM