
UNIFORM COMMERCIAL CODE, FILED 11-29-01 INST. NO. 2001-39467 IN THE OFFICE
OF THE REGISTER OF DEEDS, SARPY COUNTY, NEBRASKA. DEBTOR: TH SECURED PARTY:
First Westroads Bank, Inc.

 DOCUMENT: DOT

INST. NO. 2001-39468 DT 11-21-01 RD 11-29-01 \$300,000.00

TRMTR TH

TEMTT First Westroads Bank, Inc.

BENEFIC: same CONTAINS OTHER PROPERTY



DOCUMENT: Assgn Rents: TH/First Westroads Bank
INST. NO. 2001-39469 DT 11-21-01 RD 11-29-01

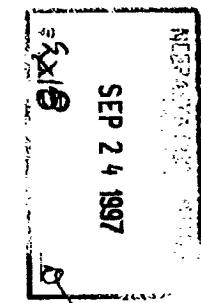
- *****
Easement recorded December 28, 1955, in Book 19 at Page 461 of the Records of Sarpy County, Nebraska, granted to Omaha Public Power District, over a portion of property described therein for construction and maintenance of electric transmission lines.
- Resolution recorded April 7, 1978, in Book 51 at Page 195 of the Records of Sarpy County, Nebraska, vacating Section Line Right of Way by the County Commissioners of Sarpy County, Nebraska.
- Easement recorded July 20, 1978, in Book 51 at Page 473 of the Records of Sarpy County, Nebraska, granted to Omaha Public Power District and Northwestern Bell Telephone Company, over a portion of property described therein for installation and maintenance of electric and telephone facilities.
- Easement recorded July 18, 1978, in Book 51 at Page 461 of the Records of Sarpy County, Nebraska, granted to Omaha Public Power District and Northwestern Bell Telephone Company, over a portion of property described therein for installation and maintenance of electric and telephone facilities.
- Easement recorded July 26, 2001, at Instrument Number 2001-23068 of the Records of Sarpy County, Nebraska, granted to Omaha Public Power District, Qwest Communications and Cox Communications, Inc., over a portion of property described therein for installation and maintenance of public utilities and cable television lines.
- Report of Appraisers recorded January 18, 1956, in Book 20 at Page 31 of the Records of Sarpy County, Nebraska, for Omaha Public Power District.

47-21051

FILED SAPPY CO. NE.
INSTRUMENT NUMBER
97 021051

97 SEP 24 AM 9:34

Steve J. Sapp
REGISTER OF DEEDS



County of _____
Verify: _____
Notary Public
Steve J. Sapp
Notary Public
Charge

CORPORATION WARRANTY DEED

Dodge Land Co., a Corporation organized and existing under the laws of the State of Nebraska, Trustee, Grantor, in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to Dodge - Lots Joint Venture, a Nebraska joint venture, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, Nebraska:

That part of the East Half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska; AND That part of Taxlot 6 in the Southwest Quarter Section 32, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska; AND ALSO All of Taxlot 7A Together with that part of Taxlot 7B, in the Northwest Quarter of Section 5, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, AND ALSO That part of Taxlot B, in the Northeast Quarter of Section 6, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, the entire tract described as follows:

Beginning at the southwest corner Taxlot B, in the Northeast Quarter of said Section 6;

Thence South 89°32'54" East for 2626.59 feet to the southeast corner of said Taxlot B in the Northeast Quarter of Section 6 and the southwest corner of Taxlot Lot 7A, in the Northwest Quarter of Section 5; Thence South 89°32'54" East for 215.16 feet to the southeast corner of said Taxlot 7A; Thence North 05°48'15" West for 1007.16 feet to an angle point in the east line of said Taxlot 7A;

Thence North 24°08'41" East for 1669.76 feet along the east line of said Taxlots 7A and 7B, in the Northwest Quarter of Section 5; Thence South 89°09'20" West for 347.55 feet; Thence North 00°50'40" West for 48.06 feet; Thence North 04°11'26" West for 17.34 feet; Thence North 00°50'40" West for 100.52 feet; Thence South 89°09'20" West for 162.50 feet; Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing North 80°42'28" West for 114.40 feet) for an arc length of 115.00 feet;

Thence along a curve to the left (having a radius of 275.00 feet and a long chord bearing North 80°42'28" West for 96.80 feet) for an arc length of 97.30 feet;

Thence South 89°09'20" West for 273.11 feet; Thence along a curve to the left (having a radius of 275.00 feet and a long chord bearing South 76°44'37" West for 118.22 feet) for an arc length of 119.15 feet;

Thence South 64°19'54" West for 464.92 feet; Thence along a curve to the left (having a radius of 50.00 feet and a long chord bearing South 52°49'39" West for 19.94 feet) for an arc length of 20.08 feet; Thence South 41°19'25" West for 42.22 feet;

Thence along a curve to the right (having a radius of 63.50 feet and a long chord bearing South 53°10'31" West for 26.08 feet) for an arc length of 26.27 feet; Thence South 65°01'37" West for 102.46 feet;

Thence along a curve to the left (having a radius of 961.00 feet and a long chord bearing North 27°56'45" West for 174.50 feet) for an arc length of 174.74 feet;

Thence South 56°50'42" West for 125.10 feet; Thence South 33°09'18" East for 95.00 feet; Thence along a curve to the left (having a radius of 335.00

021051

JK

07-21051A

feet and a long chord bearing South 48°36'29" West for 26.92 feet) for an arc length of 26.92 feet;

Thence South 43°39'40" East for 10.00 feet;

Thence along a curve to the right (having a radius of 375.00 feet and a long chord bearing South 59°15'26" West for 167.67 feet) for an arc length of 169.10 feet;

Thence North 17°49'27" West for 240.97 feet; Thence North 59°41'02" West for 149.42 feet; Thence South 76°36'35" West for 162.94 feet; Thence South 05°57'24" West for 156.85 feet; Thence South 00°57'12" East for 32.88 feet; Thence South 87°20'17" West for 85.97 feet; Thence South 63°04'28" West for 106.52 feet; Thence South 48°35'22" West for 106.52 feet; Thence South 19°12'54" West for 108.62 feet; Thence South 00°52'53" East for 92.01 feet;

Thence along a curve to the right (having a radius of 650.00 feet and a long chord bearing South 13°52'13" West for 331.02 feet) for an arc length of 334.70 feet;

Thence along a curve to the left having a radius of 750.00 feet and a long chord bearing South 05°58'13" West for 577.71 feet) for an arc length of 593.04 feet;

Thence South 16°27'09" East for 246.64 feet; Thence South 73°32'51" West for 206.21 feet;

Thence along a curve to the right (having a radius of 659.50 feet and a long chord bearing South 82°18'04" West for 200.74 feet) for an arc length of 201.52 feet;

Thence North 88°56'43" West for 291.14 feet to the west line of said Taxlot B in the Northeast Quarter of Section 6;

Thence South 01°03'17" West for 804.70 feet to the Point of Beginning. Contains 145.02 acres.

Grantor covenants with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements, rights-of-way and restrictions of record; and
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons forever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on September 4, 1997.

GRANTOR:

DODGE LAND CO., a
Nebraska corporation, TRUSTEE


W. L. Morrison, Jr., President

STATE OF NEBRASKA)
)SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on September 4, 1997, by W. L. Morrison, Jr., President of Dodge Land Co., a Nebraska corporation, Trustee, as the voluntary act and deed of said corporation.




Notary Public