



DEED 2004075551



JUN 10 2004 14:31 P 3

Nbr Doc	
Stamp Tax	
Date	6-10-04
	\$523.75
By	AS

Received - RICHARD TAKECHI  
 Register of Deeds, Douglas County, NE  
 6/10/2004 14:31:43.12



WARRANTY DEED

THAT BOOGE PROPERTIES LIMITED PARTNERSHIP,

a limited partnership organized and existing under and by virtue of the laws of the State of South Dakota, in consideration of Ten (\$10.00) Dollars and Other Good and Valuable Consideration, received from Grantee, does hereby grant, bargain, sell, convey and confirm unto

Manchester Park, L.L.C., a Nebraska Limited Liability Company

herein called the Grantee, whether one or more, the following described real property in Douglas County, Nebraska:

See Exhibit "A" attached hereto.

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 easements and restrictions of record, ad valorem real estate taxes 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 whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto caused its corporate seal to be affixed and these presents signed by its president.

Dated July 11, 2003.

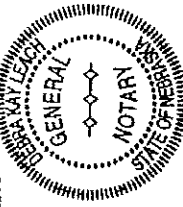
BOOGE PROPERTIES LIMITED PARTNERSHIP, A South Dakota Partnership

By: BOOGE ENTERPRISES, INC., A South Dakota Corporation

By: Alan Booge  
Alan Booge, President

STATE OF Nebraska COUNTY OF Douglas

The foregoing instrument was acknowledged before me on July 11, 2003, by Alan Booge, President of Booge Enterprises, Inc., a South Dakota corporation, on behalf of the corporation, as the General Partner of Booge Properties Limited Partnership, a South Dakota Partnership.



MY COMMISSION EXPIRES: May 28, 2006

0301066  
Premier Land Title Company  
9805 Giles Rd.  
La Vista, NE 68128

PRE

1000 W  
 FEE 109.00 FB 00 - 23602  
 3/188 BRP 00 COMP 2  
 DEL          SCAN          PV         

v 112187

File No.: 03011069

## LEGAL DESCRIPTION

A tract of land located in the SE1/4 fo Section 9, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest Corner of said SE1/4 of Section 9; thence N87°34'16"E (assumed bearing), along the North line of said SE1/4 of Section 9, said line also being the South line of the NE1/4 of said Section 9, a distance of 2652.07 feet to the Northeast corner of said SE1/4 of Section 9; thence S02°57'17"E along the East line of said SE1/4 of Section 9, said line also being the West line of the SW1/4 of Section 10, a distance of 1452.75 feet; thence S87°02'43"W, a distance of 50.00 feet; thence N46°50'54"W, a distance of 88.46 feet; thence S47°02'53"W, a distance of 210.90 feet; thence Northwesterly on a curve to the left with a radius of 200 feet, a distance of 19.41 feet, said curve having a long chord which bears N45°43'56"W, a distance of 19.40 feet; thence Northwesterly on a curve to the right with a radius of 200 feet, a distance of 49.27 feet, said curve having a long chord which bears N41°27'17"W, a distance of 49.15 feet; thence S55°36'39"W, a distance of 25.00 feet; thence S88°12'41"W, a distance of 201.92 feet; thence N80°27'15"W, a distance of 133.26 feet; thence N69°22'10"W, a distance fo 148.31 feet; thence N68°12'38"W, a distance of 54.13 feet; thence N42°07'56"W, a distance of 140.35 feet; thence S57°54'58"W, a distance of 149.44 feet; thence S87°20'41"W, a distance of 525.41 feet; thence N14°08'06"E, a distance of 169.06 feet; thence N75°11'03"W, a distance of 6.61 feet; thence Southwesterly on a curve to the left with a radius of 200 feet, a distance of 150.78 feet, said curve having a long chord which bears S83°53'55"W, a distance of 147.24 feet; thence S62°18'03"W, a distance of 78.48 feet; thence Southwesterly on a curve to the left with a radius of 300.00 feet, a distance of 185.75 feet, said curve having a long chord which bears S44°33'48"W, a distance of 182.79 feet; thence S26°49'34"W, a distance of 26.36 feet; thence Southwesterly on a curve to the left with a radius of 300 feet, a distance of 17.78 feet, said curve having a long chord which bears S25°07'40"W, a distance of 17.78 feet; thence N66°34'14"W, a distance of 145.00 feet; thence S23°25'46"W, a distance of 25.26 feet; thence S87°22'19"W, a distance of 118.55 feet; thence S17°37'30"W, a distance of 43.92 feet; thence N81°02'26"W, a distance of 140.02 feet; thence N08°57'35"E, a distance of 105.09 feet; thence Northeasterly on a curve to the left with a radius of 200.00 feet, a distance of 40.54 feet, said curve having a long chord which bears N03°09'08"E, a distance of 40.48 feet; thence N02°39'19"W, a distance of 162.19 feet; thence Northeasterly on a curve to the right with a radius of 100.00 feet, a distance of 26.69 feet, said curve having a long chord which bears

Continued on next page

Exhibit "A"

LEGAL DESCRIPTION CONTINUED:

File No.: 03011069

N04°59'25"E, a distance of 26.61 feet; thence N77°21'50"W, a distance of 176.65 feet; thence S69°40'20"W, a distance of 81.96 feet; thence S87°03'23"W, a distance of 91.35 feet to a point on the West line of said SE1/4 of Section 9, said line also being the East line of the SW1/4 of said Section 9; thence N02°56'39"W along said West line of the SE1/4 of Section 9, said line also being said East line of the SW1/4 of Section 9, a distance of 1009.91 feet to the point of beginning.

Said tract of land contains an area of 3,509,850 square feet or 80.575 acres, more or less.

Said tract of land contains an area of 47,941 square feet or 1.101 acres, more or less of 168th street right-of-way.

Said tract NOW KNOWN AS: Lots 1 through 184, inclusive, and Outlots A, B, C and D, Manchester Park, a Subdivision, Douglas County, Nebraska.