




DEED 2004149451



NOV 16 2004 11:56 P 4

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Received - RICHARD TAKECHI
 Register of Deeds, Douglas County, NE
 11/16/2004 11:56:47.08

 2004149451

*Manchester
 Ridge
 2nd ADD.*

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 PAGE DOWN FOR BALANCE OF INSTRUMENT

F *Deed*
 FEE 70⁵⁰ FB 01-60000
4 BKP 9.15.11 *me* clo COMP _____
 1 DEL _____ SCAN _____ FV _____

Temp. 12.4.01

#16
TA 49394

123832 - 123833 -

WARRANTY DEED

BETHEL ENTERPRISES LIMITED LIABILITY COMPANY, also known as BETHEL ENTERPRISES, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, MANCHESTER RIDGE, L.L.C., a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit A attached for legal description.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed NOVEMBER 15, 2004

BETHEL ENTERPRISES LIMITED LIABILITY COMPANY, a/k/a BETHEL ENTERPRISES, L.L.C., a Nebraska limited liability company

By: Carolyn K. Pierce

By: J. Patrick Pierce

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)ss.

The foregoing instrument was acknowledged before me on November 15, 2004 by CAROLYN K. PIERCE & J. PATRICK PIERCE, as MANAGING MEMBERS of Bethel Enterprises Limited Liability Company, a/k/a Bethel Enterprises, L.L.C., a Nebraska limited liability company.



Janet J. Clark
NOTARY PUBLIC

FILE: TA-49394

EXHIBIT "A"

A tract of land located in the SE 1/4 of the SW 1/4 of Section 9, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said SE 1/4 of the SW 1/4 of Section 9, said point also being the Southeast corner of Lot 38, Manchester Ridge, a subdivision located in the East Half of said SW Quarter of Section 9, said point also being on the West line of Lot 7, The Willows, a subdivision located in the SE Quarter of said Section 9; thence S 02°56'39" E (assumed bearing) along the West line of said The Willows and the Southerly extension thereof, said line also being the East line of said SW 1/4 of Section 9, a distance of 1320.37 feet to the Southeast corner of said SW 1/4 of Section 9; thence S 87°35'20" W along the South line of said SW 1/4 of Section 9, a distance of 538.76 feet to the point of intersection of said South line of the SW 1/4 of Section 9, and the Southerly extension of the East line of Lot 8, said Manchester Ridge; thence N 02°56'39" W along said Southerly extension of the East line of Lot 8, Manchester Ridge, a distance of 50.00 feet to the Southeast corner of said Lot 8, Manchester Ridge, said point also being on the North right-of-way line of Blondo Street; thence N 87°35'20" E, a distance of 237.75 feet; thence N 02°24'28" W, a distance of 185.94 feet; thence Southwesterly on a curve to the left with a radius of 75.00 feet, a distance of 38.48 feet, said curve having a long chord which bears S 64°14'14" W, a distance of 38.06 feet; thence Northwesterly on a curve to the right with a radius of 165.00 feet, a distance of 203.90 feet, said curve having a long chord which bears S 84°56'21" W, a distance of 191.17 feet; thence Northwesterly on a curve to the left with a radius of 75.00 feet, a distance of 15.09 feet, said curve having a long chord which bears N 65°25'18" W, a distance of 15.06 feet to a point on said East line of Lot 8, Manchester Ridge; thence N 02°56'39" W along said East line of Lot 8, Manchester Ridge and also the East right-of-way line of Patrick Avenue, a distance of 52.21 feet; thence Southeasterly on a curve to the right with a radius of 125.00 feet, a distance of 44.58 feet, said curve having a long chord which bears S 69°52'33" E, a distance of 44.34 feet; thence Northeasterly on a curve to the left with a radius of 115.00 feet, a distance of 142.11 feet, said curve having a long chord which bears N 84°56'21" E, a distance of 133.24 feet; thence Northeasterly on a curve to the right with a radius of 125.00 feet, a distance of 35.35 feet, said curve having a long chord which bears N 57°38'18" E, a distance of 35.23 feet; thence N 28°13'31" E, a distance of 7.81 feet; thence N 10°25'55" W, a distance of 82.73 feet; thence Northwesterly on a curve to the left with a radius of 75.00 feet, a distance of 59.05 feet, said curve having a long chord which bears N 32°59'21" W, a distance of 57.54 feet, thence Northwesterly on a curve to the right with a radius of 125.00 feet, a distance of 39.11 feet, said curve having a long chord which bears N 46°35'01" W, a distance of 38.95 feet; thence S 87° 03'21" W, a distance of 142.20 feet to a point on the East line of Lot 9, said Manchester Ridge; thence N 02°56'39" W along said East line of Lot 9, Manchester Ridge and also along the East line of Lots 16 thru 25, said Manchester Ridge, inclusive, a distance of 877.72 feet to the Southwest corner of Lot 35 said Manchester Ridge; thence N 87°35'13" E along the South line of said Lot 35, Manchester Ridge, and also the South right-of-way line of South 175th street, and also the South line of Lots 36, 37 and 38, said Manchester Ridge, a distance of 538.7 feet to the Point of Beginning.

And also together with:

A tract of land located in the SE 1/4 of the SW 1/4 of Section 9, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as:

Commencing at the Southeast corner of said SW 1/4 of Section 9; thence S 87°35'20" W (assumed bearing) along the South line of said SW 1/4 of Section 9, a distance of 538.76 feet to the point of intersection of said South line of the SW 1/4 of Section 9, and the Southerly extension of the East line of Lot 8, Manchester Ridge, a subdivision located in the East Half of said SW 1/4 of Section 9; thence N 02°56'39" W along said Southerly extension of the East line of Lot 8, Manchester Ridge, a distance of 50.00 feet to the Southeast corner of said Lot 8, Manchester Ridge, said point also being on the North right-of-way line of Blondo Street, said point also being the Point of Beginning; thence continuing N 02°56'39" W along the East line of said Lot 8, Manchester Ridge, a distance of 168.86 feet; thence Southeasterly on a curve to the right with a radius of 75.00 feet, a distance of 15.09 feet, said curve having a long chord which bears S 65°25'18" E, a distance of 15.06 feet; thence Northeasterly on a curve

to the left with a radius of 165.00 feet, a distance of 203.90 feet, said curve having a long chord which bears N 84°56'21" E, a distance of 191.17 feet; thence Northeasterly on a curve to the right with a radius of 75.00 feet, a distance of 38.48 feet, said curve having a long chord which bears N 64°14'14" E, a distance of 38.06 feet; thence S 02°24'28" E, a distance of 185.94 feet; thence S 87°35'20" W, a distance of 237.75 feet to the Point of Beginning.