



DEED 2004037870



MAR 26 2004 09:20 P 3

Night Doc Statutory Tax Date \$157500 By C C
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Received - RICHARD TAKECHI  
 Register of Deeds, Douglas County, NE  
 3/26/2004 9:20:20 AM  
 2004037870

WARRANTY DEED

**Kenneth J. Hagen, Jr. and Julie A. Hagen**, Husband and Wife, called Grantor whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, does grant, bargain, sell, convey and confirm unto **Maple Valley, L.L.C.**, a Nebraska limited liability company, the following-described real estate:

See Exhibit "A" attached hereto and by this reference incorporated herein.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
2. Has legal power and lawful authority to convey the same;
3. Will warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 16 day of March, 2004.

*Deed*

FEE 15.00 FB 01-60000  
 BKP 0-15-11.00 COMP \_\_\_\_\_  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

GRANTOR:

Kenneth J. Hagen, Jr.  
  
 Julie A. Hagen

**Omaha Title & Escrow, INC.**

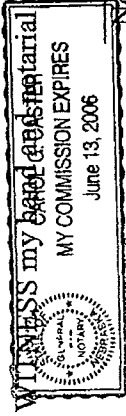
13917 GOLD CIRCLE  
OMAHA, NE 68144

9/26 5  
15.50

✓ 1020

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF DOUGLAS )

On this 16<sup>th</sup> day of March, 2004, before me, the undersigned, a Notary Public in and for said county, personally came Kenneth J. Hagen, Jr., to me personally known to be the identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his voluntary act and deed for the purposes therein contained.

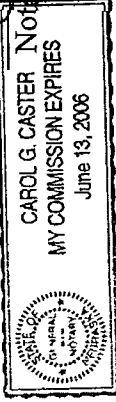


*Carol G. Caster*  
\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF DOUGLAS )

On this 16<sup>th</sup> day of March, 2004, before me, the undersigned, a Notary Public in and for said county, personally came Julie A. Hagen, to me personally known to be the identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be her voluntary act and deed for the purposes therein contained.

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



*Carol G. Caster*  
\_\_\_\_\_  
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Attached to and forming a part of file number: OTW91265

The North 5.46 acres of the South 51.58 acres of the West 1/2 of the Northwest Quarter of Section 10, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the West Quarter corner of said Section 10; thence North 2°35'57" West along the West line of said Section 10 a distance of 1519.96 feet to the point of beginning; thence continuing North 2°35'57" West along the West line of said Section 10 a distance of 179.95 feet; thence North 87°42'58" East a distance of 1321.90 feet to a point on the East line of said West 1/2 of the Northwest Quarter of Section 10, said point being 1699.99 feet North of the Southeast corner of said West 1/2 of the Northwest Quarter of Section 10; thence South 2°34'30" East along the East line of said West 1/2 of the Northwest Quarter of Section 10 a distance of 179.95 feet; thence South 87°42'58" West a distance of 1321.82 feet to the point of beginning, except for portion taken for road right of way recorded May 2, 2003 in Book 2241 at Page 293 of the Records of Douglas County, Nebraska.