

Return to: *ALL-29*

John Q. Bachman
GAINES, MULLEN, PANSING
& HOGAN
10050 Regency Circle, Suite 200
Omaha, NE 68114-3773



RECEIVED

AUG 22 1 14 PM '96

GEORGE J. BUCLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

WARRANTY DEED

WILLIS H. ARMBRUST AND E. DOLORES ARMBRUST, husband and wife, GRANTOR, in consideration of Ten and no/100 Dollars (\$10.00) received from GRANTEE, TORCO DEVELOPMENT, INC., a Nebraska corporation, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except for encumbrances of record and any and all prorated 1995/1996 taxes which may be a lien against said real estate and subsequent taxes;
- (2) has legal power and legal authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 21, 1996.

10811

FEE	10.50	R	9-14-11	FB	01-60005
DEL		C/O		COMP	VP
LEGAL PG		SCAN		FV	

Willis H. Armburst

 WILLIS H. ARMBRUST

E. Dolores Armburst

 E. DOLORES ARMBRUST

STATE OF NEBRASKA)
) ss.
 COUNTY OF DOUGLAS)

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 8-22-96
 \$ 2278.50 By DA

The foregoing instrument was acknowledged before me on August 21, 1996, by WILLIS H. ARMBRUST and E. DOLORES ARMBRUST, husband and wife.

GENERAL NOTARY-State of Nebraska
 RONALD C. JENSEN
 My Comm. Exp. July 19, 1998

Ronald C. Jensen

 Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

JP

LEGAL DESCRIPTION

That part of the Northeast Quarter of the Southeast Quarter TOGETHER WITH the West Half of the Southeast Quarter of Section 9, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at the northeast corner of the said Northeast Quarter of the Southeast Quarter of Section 9;

Thence South 00°08'51" East (bearings referenced to the Final Plat of MISSION PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 1325.42 feet to the southeast corner of the Northeast Quarter of the Southeast Quarter of Section 9;

Thence South 89°23'57" West for 1316.78 feet to the southwest corner of the said Northeast Quarter of the Southeast Quarter of Section 9;

Thence South 00°09'26" East for 34.62 feet along the east line of the said West Half of the Southeast Quarter of Section 9;

Thence South 81°28'01" West for 187.06 feet;

Thence along a curve to the left (having a radius of 475.00 feet and a long chord bearing North 09°39'25" West for 18.63 feet) for an arc length of 18.64 feet;

Thence South 76°12'06" West for 88.66 feet;

Thence North 13°47'52" West for 173.00 feet;

Thence South 77°10'46" West for 15.96 feet;

Thence North 11°33'15" West for 123.04 feet;

Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing South 78°49'56" West for 4.38 feet) for an arc length of 4.38 feet;

Thence North 10°46'52" West for 177.47 feet;

Thence North 82°05'39" East for 3.73 feet;

Thence North 00°09'32" West for 129.50 feet;

Thence South 89°50'28" West for 45.60 feet;

Thence North 00°36'41" West for 179.78 feet;

Thence South 89°23'01" West for 441.02 feet;

Thence North 00°09'32" West for 43.28 feet;

Thence South 89°50'28" West for 130.00 feet;

Thence North 00°09'32" West for 133.04 feet;

Thence North 89°23'01" East for 48.08 feet;

Thence North 00°36'59" West for 130.00 feet;

Thence South 89°23'01" West for 148.00 feet;

Thence South 83°32'57" West for 139.80 feet;

Thence South 89°23'01" West for 70.09 feet to the west line of the said West Half of the Southeast Quarter of Section 9;

Thence North 00°09'32" West for 324.22 feet to the northwest corner of the said West Half of the Southeast Quarter of Section 9;

Thence North 89°23'01" East for 2633.41 feet to the Point of Beginning.

Contains 62.74 acres including 1.00 acre of existing county roadway easement.

NE } SE
NW }
SW }

August 13, 1996

LAMP, RYNEARSON & ASSOCIATES, INC.
9230-2492 (Phase One Boundary)