

4-15-11

KNOW ALL MEN BY THESE PRESENTS:

THAT I or We, HERMAN C. NEUHAUS and IRENE NEUHAUS, Husband and Wife,

of the County of Douglas, State of Nebraska for and in consideration of the sum of ONE DOLLAR (\$1.00) and other consideration ~~XXXXXX~~, in hand paid do hereby grant, bargain, sell, convey and confirm unto H C N, LIMITED, a Nebraska limited partnership,

of the County of Douglas, State of Nebraska, the following described real estate situated in ~~XX~~ Douglas County, State of Nebraska, to-wit:

The West One-Half (W $\frac{1}{2}$ ) of the Northeast One-Quarter (NE $\frac{1}{4}$ ), and the East One-Half (E $\frac{1}{2}$ ) of the Northwest One-Quarter (NW $\frac{1}{4}$ ) of Section Four (4), Township Fifteen (15) North, Range Eleven (11) East of the 6th P.M., Douglas County, Nebraska.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and appurtenances thereunto belonging, unto the said

H C N, LIMITED,

and to its successors, heirs and assigns forever. And I or We hereby covenant with the said Grantee or grantees and with his, her or their heirs and assigns, that I am or We are lawfully seized of said premises; that they are free from encumbrance except easements and restrictions of record,

that I or We have good right and lawful authority to sell the same; and I or We hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said Herman C. Neuhaus and Irene Neuhaus hereby relinquishes all their respective rights in and to the above described premises.

Signed this 16<sup>th</sup> day of November,

19 74.

In Presence of

Herman C. Neuhaus  
Herman C. Neuhaus

Irene Neuhaus  
Irene Neuhaus



DEED 2005023438



MAR 02 2005 14:25 P 2

Nebr Doc  
Stamp Tax  
3-2-05  
F:  
\$7024.50  
By *gk*

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
3/2/2005 14:25:19.14



2005023438

### PARTNERSHIP WARRANTY DEED

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~~H C N Limited, a Nebraska limited partnership~~ in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to **Sagewood Development Company, LLC, a Nebraska limited liability company, GRANTEE(s)** the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, NE:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

\*\*\*H C N Limited Partnership, a Nebraska limited partnership, formerly known as H C N, Limited, a Nebraska limited partnership

THE GRANTOR covenants with GRANTEES that GRANTOR:

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

\*\*\*\*

Executed May 11, 2004

\*\*\*\* H C N Limited Partnership, a  
Nebraska limited partnership

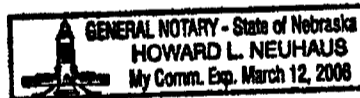
~~H C N Limited, a Nebraska  
limited partnership~~

*Herman C. Neuhaus*  
By: Herman C. Neuhaus  
General Partner

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2004 by Herman C. Neuhaus, General Partner for ~~H C N Limited, a Nebraska limited partnership~~. \*\*\*\*

*Howard L. Neuhaus*  
Notary Public



RETURN TO:  
Michael L. Riedmann

Omaha, NE

OT OTW90329  
10.50

*Deed 9*  
*2/1*  
FEE 10.50 FB 01.60000  
BKP 4.15.11 COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_  
*✓93778*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Attached to and forming a part of file number: OTW90329

**A Tract of land located in the Northwest 1/4 of the Northeast 1/4 of Section 4; and also the Southwest 1/4 of the Northeast 1/4 of said Section 4; and also the Northeast 1/4 of the Northwest 1/4 of said Section 4; and also the Southeast 1/4 of the Northwest 1/4 of said Section 4; all located in Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:**

**Beginning at the Northeast corner of said West 1/2 of the Northeast 1/4 of Section 4; thence South 00°12'53" West (assumed bearing) along the East line of said West 1/2 of the NE 1/4 of Section 4, a distance of 2615.13 feet to the Southeast corner of said West 1/2 of the NE 1/4 of Section 4, said point also being on the North line of Lot 202, Quail Run (Lots 203 thru 330, inclusive), a Subdivision located in the SE 1/4 of said Section 4; thence South 89°52'08" West along the South line of said NE 1/4 of Section 4, said line also being the North line of said Quail Run (Lots 203 thru 330, inclusive), a distance of 1320.05 feet to the center of said Section 4; Said point also being the Northwest corner of Lot 225, said Quail Run (Lots 203 thru 330 inclusive, said point also being the Northeast corner of Lot 2, the Thomsen Mile West (Lots 2 thru 155, inclusive), a subdivision located in the SW1/4 of said Section 4; thence South 89°52'05" West, along the South line of said NW 1/4 of Section 4, said line also being the North line of said The Thomsen Mile West (Lots 2 thru 155, inclusive), a distance of 1320.54 feet to the Southwest corner of said East 1/2 of the NW1/4 of Section 4, said point also being the Northwest corner of Lot 51, said The Thomsen Mile West (Lots 2 thru 155, inclusive); thence North 00°21'07" East along the West line of said East 1/2 of the NW1/4 of Section 4, a distance of 2596.79 feet to the Northwest corner of said East 1/2 of the NW 1/4 of Section 4; thence North 89°28'21" East along the North line of said NW 1/4 of Section 4, a distance of 1316.23 feet to the Northeast corner of said East 1/2 of the NW 1/4 of Section 4, said point also being the Northwest corner of said West 1/2 of the NE 1/4 of Section 4; thence North 89°27'52" East along the North line of said NE 1/4 of Section 4, a distance of 1318.31 feet to the point of beginning.**

**EXCEPT that part taken for Fort Street right of way.**