



2087 461 DEED



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2087-461-462

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RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE 11-36745 ✓  
4831 01-60000 ✓  
FEE 1950  
BKP. Comp. CO. ✓  
DEL. 28-15-11

NEBRASKA DOCUMENTARY  
STAMP TAX  
4-22-98  
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**GENERAL WARRANTY DEED**

Timothy J. and Jeanette M. McReynolds, husband and wife,  
~~Spring Ridge Limited Partnership, a Nebraska Limited Partnership, Spring Ridge~~  
~~Corporation, a Nebraska corporation, General Partner, Grantor~~, in consideration of One  
Dollar (\$1.00) and other good and valuable consideration received from **SPRING RIDGE**  
**LIMITED PARTNERSHIP**, Grantee, conveys to Grantee the following described real estate  
(as defined in Neb. Rev. Stat. § 76-201 (Reissue 1990), subject to the reservations and  
exceptions hereinafter made and with the restrictions and upon the covenants below  
stated:

All of Lots 98 thru 108, inclusive; all of Lots 133 thru Lot 135, inclusive; all  
of Outlot "A"; Part of Lots 109, 132 and Outlot B; and part of the right of way  
of 177th Street and Pierce Street; all located in Spring Ridge, a Subdivision  
located in the NW¼ of Section 28; and also part of said NW¼ of Section 28;  
all in Township 15 North, Range 11 East of the 6th p.m., Douglas County,  
Nebraska, more particularly described in Exhibit "A" attached hereto and  
incorporated herein.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seized of such real property and that it is free from encumbrances, except assessments presently levied or to be levied in the future; easements, covenants, conditions and restrictions, except those of record; and, Grantor's, its successors and assigns, reservation of rights described and set forth hereinabove;
2. Has legal power and lawful authority to convey the same; and,
3. Warrants and will defend title to the real property against the lawful claims of all persons.

Executed this 15 day of April, 1998, at Omaha, Nebraska.

*Timothy J. McReynolds*  
Timothy J. McReynolds

*Jeanette M. McReynolds*  
Jeanette M. McReynolds

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
ss.

The foregoing instrument was acknowledged before me on the 15 day of April, 1998, by Timothy J. McReynolds and Jeanette M. McReynolds, Husband and Wife.

*Kathleen J. Gentile*  
Kathleen J. Gentile  
Notary Public  
GENERAL NOTARY-STATE OF NEBRASKA  
KATHLEEN J. GENTILE  
My Comm. Exp. Feb. 11, 2002

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EXHIBIT A

ALL OF LOTS 98 THRU 108, INCLUSIVE; ALL OF LOTS 133 THRU 135, INCLUSIVE; ALL OF OUTLOT "A"; PART OF LOTS 109, 132 AND OUTLOT "B"; AND PART OF THE RIGHT-OF-WAY OF 177TH STREET AND PIERCE STREET; ALL LOCATED IN SPRING RIDGE, A SUBDIVISION LOCATED IN THE NW 1/4 OF SECTION 28; AND ALSO PART OF SAID NW 1/4 OF SECTION 28; ALL IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*NE  
NW 7/4*

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 104, SPRING RIDGE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC STREET AND THE EAST RIGHT-OF-WAY LINE OF 178TH STREET; THENCE S89°39'59"E (ASSUMED BEARING) ALONG SAID SOUTH RIGHT-OF-WAY LINE OF PACIFIC STREET AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 994.20 FEET; THENCE S00°07'58"W, A DISTANCE OF 483.00 FEET; THENCE N89°39'59"W, A DISTANCE OF 23.74 FEET; THENCE S29°14'43"W, A DISTANCE OF 132.59 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 40.50 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N 55°35'55"W, A DISTANCE OF 40.44 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 523.09 FEET, A DISTANCE OF 117.10 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N56°51'21"W, A DISTANCE OF 116.86 FEET; THENCE N63°16'09"W, A DISTANCE OF 72.15 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 298.36 FEET, A DISTANCE OF 125.36 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N75°18'22"W, A DISTANCE OF 124.44 FEET; THENCE N87°20'35"W, A DISTANCE OF 198.25 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 916.08 FEET, A DISTANCE OF 39.41 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N88°34'32"W, A DISTANCE OF 39.41 FEET; THENCE N89°48'29"W, A DISTANCE OF 297.06 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF 178TH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF 178TH STREET ON THE FOLLOWING DESCRIBED COURSES; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 355.00 FEET, A DISTANCE OF 127.77 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N14°09'27"W, A DISTANCE OF 127.08 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 268.97 FEET, A DISTANCE OF 116.43 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N12°04'03"W, A DISTANCE OF 115.52 FEET; THENCE N00°20'01"E, A DISTANCE OF 206.22 FEET TO THE POINT OF BEGINNING, TO BE KNOWN AS LOT 109, SPRING RIDGE REPLAT I.

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