

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2003-20874

2003 APR 18 P 4:17 PM

Glenn J. Lowrey
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX
APR 18 2003
\$ 2465.75

Counter LM
Verify SA
D.E. MA
Proof 1550
Fee \$ 15.50
Ck Cash Chg
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, Edgewater on the Park L.L.C., herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto Celebrity Homes, Inc., herein called the grantee whether one or more, the following described real property in Sarpy County, Nebraska:

See Attached for Full Legal

DAKOTA TITLE & ESCROW CO.

L-154424

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: April 15, 2003

Edgewater on the Park L.L.C.

by: *Thomas R. Falcone*
Thomas R. Falcone, Member

by: *Steven W. Faller*
Steven W. Faller, Member

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 15th day of April, 2003 by Thomas R. Falcone, Member and Steven W. Faller, Member of Edgewater on the Park L.L.C., on behalf of the corporation.

Mary M. Anderson
Notary Public

GENERAL NOTARY-State of Nebraska
MARY M. ANDERSON
My Comm. Exp. Oct. 31, 2003

Return To:
Celebrity Homes, Inc
attn. Andrew Boeze
14002 L St
Omaha Ne 68137

20874

A

LEGAL DESCRIPTION

A tract of land located in part of Tax Lot 13A and also together with part of Tax Lot 14, Tax Lots located in the South half of the Southwest Quarter of Section 34, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said South half of the Southwest Quarter of Section 34, said point also being the Northeast corner of said Tax Lot 14; thence $S87^{\circ}24'13''W$ (Assumed Bearing) along the North line of said South half of the Southwest Quarter of Section 34, said line also being the North line of said Tax Lot 14, a distance of 50.00 feet to a point on the West right-of-way of 90th Street, said point also being the point of beginning; thence $S02^{\circ}39'00''E$, along said West right-of-way line of 90th Street, a distance of 480.00 feet to the point of intersection of said West right-of-way line of 90th Street and the North line of Tax Lot 13B, a Tax lot located in said South half of the Southwest Quarter of Section 34, said line also being the Southerly line of said Tax Lot 14; thence $S87^{\circ}24'13''W$ along said North line of Tax Lot 13B, said line also being said Southerly line of Tax Lot 14, a distance of 238.00 feet to the Northwest corner of said Tax Lot 13B; thence $S02^{\circ}39'00''E$ along the West line of said Tax Lot 13B, said line also being said Southerly line of Tax Lot 14, a distance of 160.00 feet to the Southwest corner of said Tax Lot 13B, said point also being on the Northerly line of said Tax Lot 13A; thence $N87^{\circ}24'13''E$ along the South line of said Tax Lot 13B, said line also being said Northerly line of Tax Lot 13A, a distance of 238.00 feet to a point on said West right-of-way line of 90th Street; thence $S02^{\circ}39'00''E$ along said West right-of-way line of 90th Street, a distance of 650.09 feet to the point of intersection of said West right-of-way line of 90th Street and the North right-of-way line of Schram Road; thence $N87^{\circ}29'26''E$ along the Easterly extension of said North right-of-way line of Schram Road, a distance of 50.00 feet to the East line of said South half of the Southwest Quarter of Section 34; thence $S02^{\circ}39'00''E$ along said East line of the South half of the Southwest Quarter of Section 34, a distance of 33.00 feet to the Southeast corner of said Southwest Quarter of Section 34, thence $S87^{\circ}29'26''W$, along said South line of the Southwest Quarter of Section 34, said line also being said South line of Tax Lot 13A, a distance of 1368.96 feet; thence $N05^{\circ}38'37''W$, a distance of 1322.95 feet to a point on said North line of the South half of the Southwest Quarter of Section 34, said line also being said North line of Tax Lot 13A, said point also being the Southwest corner of Lot 29, Walnut Creek Hills Replat Two, a Subdivision located in the North half of said Southwest Quarter of Section 34, said point also being the Southeast corner of Lot 248, Walnut Creek Hills, a Subdivision located in said North half of the Southwest Quarter of Section 34;

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2003-20875B

thence N87°24'13"E along said North line of the South half of the Southwest Quarter of Section 34, said line also being said North line of Tax Lot 13A and also said North line of Tax Lot 14, said line also being the South line of said Walnut Creek Hills Replat Two, and also being the South line of said Walnut Creek Hills, and also the South right-of-way line of Fenwick Street, a distance of 1388.04 feet to the point of beginning, Except that part taken for roads.