

98-30453

2.1 FILED SARPY CO. NE.

Jacob North Printing Co., Inc., Walton NE 68461

INSTRUMENT NUMBER
98-030453

98 OCT 28 PM 4: 10

Glenn J. Downing
REGISTER OF DEEDS

NEB
OCT 28 1998
EX BY *JK*

Counter *sk a*
Verify *dy*
D.E. *JS*
Proof *m*
Fee \$ *no charge*
St Cash Chg

WARRANTY DEED

BROOK VALLEY 11, LTD, a Nebraska Partnership, Grantor, whether one or more,

in consideration of TEN & no/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to

SARPY COUNTY, NEBRASKA, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. 76-201) in

SARPY County, Nebraska:

SEE ATTACHED LEGAL DESCRIPTION

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

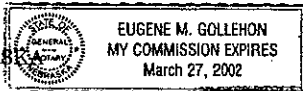
- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims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

Executed: OCTOBER 9, 19 98
BROOK VALLEY 11, LTD
Prime Realty, Inc., General Partner
by: *James V. McCart, President*

State of Nebraska
County of SARPY

The foregoing instrument was acknowledged before me on October 9, 1998
by JAMES V. MCCART

STATE OF NEBRASKA
County of



Filed for record and entered in Numerical Index on
at o'clock M., and recorded in Book , Page

By:
030453 County or Deputy County Clerk
Register of Deeds or Deputy Register of Deeds

98-30453A^{0.22}

TRACT NO. 2
TAX LOT 2, 20-14-12
BROOK VALLEY II, LTD.
6410 SOUTH 120TH PLAZA
OMAHA, NE 68137

LEGAL DESCRIPTION - ACQUISITION

That part of Tax Lot 2 in the Northwest Quarter of Section 20, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the southwest corner of the Northwest Quarter of Section 20;
Thence North 02°20'04" West (assumed bearings) for 505.36 meters (1658.01 feet) along the west line of the Northwest Quarter of Section 20 to the TRUE POINT OF BEGINNING;

Thence North 02°20'04" West for 90.98 meters (298.48 feet) along the west line of the Northwest Quarter of Section 20 to the south line of the existing public right of way;

Thence North 87°39'56" East for 15.24 meters (50.00 feet) along the south line of the existing public right of way to the southeast corner thereof;

Thence South 02°20'04" East for 90.98 meters (298.48 feet) parallel with and 15.24 meters (50.00 feet) east of the west line of the Northwest Quarter of Section 20;

Thence South 87°39'56" West for 15.24 meters (50.00 feet) to the Point of Beginning.

Contains 0.139 hectare (0.34 acre) including 0.092 hectare (0.22 acre) of existing county roadway easement.

0.34
- 0.22

0.12

LEGAL DESCRIPTION - PERMANENT EASEMENT

A permanent easement for the construction, operation and maintenance of drainage channels over that part of Tax Lot 2 in the Northwest Quarter of Section 20, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the southwest corner of the Northwest Quarter of Section 20;

Thence North 02°20'04" West (assumed bearings) for 542.52 meters (1779.92 feet) along the west line of the Northwest Quarter of Section 20;

Thence North 87°39'56" East for 15.24 meters (50.00 feet) to the TRUE POINT OF BEGINNING;

Thence North 02°20'04" West for 53.82 meters (176.57 feet) parallel with and 15.24 meters (50.00 feet) east of the west line of the Northwest Quarter of Section 20;

Thence South 18°16'57" East for 16.64 meters (54.59 feet);

Thence South 04°33'31" West for 38.10 meters (124.98 feet) to the Point of Beginning.

Contains 0.012 hectare (0.03 acre).

July 15, 1998
LAMP, RYNEARSON & ASSOCIATES, INC.
98031 (Parcel 2, 20-14-12)