

STATE OF NEBRASKA, County of .....  
Filed for record and entered in Numerical Index  
on ..... at ..... o'clock ..... M.,  
and recorded in Deed Record ..... Page .....

150 - 524

By .....  
County Clerk or Deputy County Clerk or  
Register of Deeds Deputy Register of Deeds

NEBRASKA DOCUMENTARY  
STAMP TAX  
APR 2 1975  
\$ 363<sup>00</sup> BY *[Signature]*

WARRANTY DEED

LeRoy G. Peck and Sherry M. Peck,

husband and wife

, herein called the grantor whether one or more,

in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

received from grantee, does grant, bargain, sell, convey and confirm unto

Carpenter Enterprises, Inc., a Nebraska Corporation

herein called the grantee whether one or more, the following described real property in

Sarpy County, Nebraska:

A parcel of land in that part of the South One Acre of Tax Lot 16B1 and in part of Tax Lot 16B2 of Section 23, Township 14, North, Range 13, East of the 6th P.M., Sarpy County, Nebraska, more fully described as follows:

Referring to a point which is 1095.6 feet North and 1408.3 feet East of the Southwest corner of Section 23, said point of reference being a brass plug in the center line of Avery Road and Military Highway, being the Northeast corner of Tax Lot 16B1, thence Southeasterly along the center line of Military Highway a distance of 298.7 feet; thence at an angle of 68° 4' West with the center line of Military Highway a distance of 252.4 feet to the point of beginning, thence continuing westerly a distance of 228 feet to a set iron pipe on the East edge of the right of way Highway 75, thence South along the said right of way a distance of 87.5 feet to a set iron pipe; thence East a distance of 228 feet; thence North a distance of 87.5 feet to the point of beginning;

That part of Tax Lot 16B in the Southwest Quarter of Section 23, Township 14 North, Range 13, East of the 6th P.M., in Sarpy County, Nebraska, described as follows: Beginning at a point on the East line of Highway 75 right-of-way located 1095.6 feet North of the Southwest corner of said Section 23 and thence East 1037.2 feet on the projected center line of Avery Road as said point of beginning, which point of beginning is on the present East line of said Highway; thence East 228 feet to a point being 143.1 feet West of the Northeast corner of Tax Lot 16B; thence South 277.44 feet; thence South 88° 16' West 220.8 feet to a point on the present East line of said Highway 75; thence North along the East line of said Highway right-of-way on a radius of 11,589.2 feet to the point of beginning, the chord distance being 278.5 feet on a bearing of North 1° 29' West; aforesaid described premises being also identified as Tax Lot 16B1C in Tax Lot Record Book at Page 350 in the records of Sarpy County, Nebraska;

EXCEPT, that part of Tax Lot 16B in the Southwest Quarter (SW¼) of Section Twenty Three (23), Township Fourteen (14) North, Range Thirteen (13), East of the 6th P.M., in Sarpy County, Nebraska, described as follows:

Beginning at a point on the east line of Highway 75 right-of-way located at 1095.6 feet North of the Southwest corner of Section 23, thence East 1037.2 feet on the projected center line of Avery Road as said point of beginning, which point of beginning is on the present East line of said highway; thence East 228 feet to a point being 143.1 feet West of the Northeast corner of Tax Lot 16B; thence South 201 feet; thence West 227.15 feet to a point on the present East line of said Highway 75; thence North along the East line of the said highway right-of-way on a radius of 11,589.2 feet to the point of beginning, the chord distance being 201 feet on a bearing of N 1° 29' W, EXCEPT the North 33 feet thereof, which has been dedicated for highway purposes.

The above described properties are now identified as Tax Lots 16B1C2, 16B1B2 and 16B2D in Section 23, Township 14 North, Range 13, East of the 6th P.M., Sarpy County, Nebraska.

*All See  
combined  
and LC make  
up lts 1e:2*

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FILED FOR RECORD 4-2-75 AT 3:35P. IN BOOK 150 of Deeds 125  
PAGE 524 Carl L. Hibbelin REGISTER OF DEEDS, SARPY COUNTY, NEB.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances 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 seised of said premises; that they are free from encumbrance except easements, restrictions, and rights-of-way of record, and except a 1st Mortgage in favor of Nebraska Savings and Loan Association recorded in Book 192, Page 1288, which mortgage grantee assumes and agrees to pay, 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 1 19 75

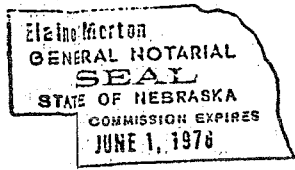
*LeRoy G. Peck*  
LeRoy G. Peck

*Sherry M. Peck*  
Sherry M. Peck

STATE OF NEBRASKA, County of Sarpy:

Before me, a notary public qualified for said county, personally came  
LeRoy G. Peck and Sherry M. Peck,  
husband and wife,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.



Witness my hand and notarial seal on April 1, 1975

*Elaine Merton* Notary Public

My commission expires June 1, 19 76