

97-21052

FILED SARPY CO. NE.
INSTRUMENT NUMBER
97 021052
97 SEP 24 AM 9:37
Glenn J. Lawrence
REGISTER OF DEEDS

NEBRASKA
SEP 24 1997
\$2x18

Counter
Verify: *[Signature]*
E: *[Signature]*
Fees: *14.00*
Cash: *113.50*
Charge: *1.5005*

CORPORATION WARRANTY DEED

Dodge Land Co., a Corporation organized and existing under the laws of the State of Nebraska, Trustee, Grantor, in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to Lakewood Villages Limited Partnership, Nebraska limited partnership, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, Nebraska:

Lots 1 through 179, inclusive and Outlots 1, 2, 2A and 2B, Lakewood Villages, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska;

AND

That part of the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 31, Township 14, North, Range 13 East of the 6th P.M., Sarpy County, Nebraska; AND That part of Taxlots 6 and 8, in the Southwest Quarter Section 32, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska; AND That part of Taxlot 7B, in the Northwest Quarter of Section 5, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska; AND ALSO That part of Taxlot B, in the Northeast Quarter of Section 6, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described in Exhibit "A", attached hereto and by this reference made part hereof.

Grantor covenants with the Grantee that Grantor:

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

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on September 4, 1997.

GRANTOR:

DODGE LAND CO, a
Nebraska corporation, TRUSTEE
[Signature]
W. L. Morrison, Jr., President

STATE OF NEBRASKA)
)SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on September 4, 1997, by W. L. Morrison, Jr., President of Dodge Land Co., a Nebraska corporation, Trustee, as the voluntary act and deed of said corporation.

Lakewood Villages
5701 W Dodge
Su. 300
Omaha, Ne.
68114

GENERAL NOTARY-State of Nebraska
BARBARA M. HAMMOND
My Comm. Exp. April 11, 2000

[Signature]
Notary Public

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97-21052A

Exhibit "A"
to the Corporation Warranty Deed
dated September 4, 1997
by and between Dodge Land Co., Trustee, Grantor
and Lakewood Villages Limited Partnership, Grantee

LEGAL DESCRIPTION

That part of the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska; AND That part of Taxlots 6 and 8, in the Southwest Quarter Section 32, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska; AND ALSO That part of Taxlot 7B, in the Northwest Quarter of Section 5, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, AND ALSO That part of Taxlot B, in the Northeast Quarter of Section 6, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, the entire tract described as follows:

Beginning at the point of intersection of the south right of way line of Maass Road with the south line of the said Southeast Quarter of Section 31;

Thence North 34°32'41" East (bearings referenced to the Final Plat of LAKEWOOD VILLAGES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) for 63.09 feet along the southeast right of way line of Maass Road as dedicated therein;

Thence along a curve to the right (having a radius of 250.50 feet and a long chord bearing North 50°36'34" East for 138.64 feet) for an arc length of 140.47 feet along said dedicated right of way line;

Thence along a curve to the left (having a radius of 949.50 feet and a long chord bearing North 54°46'49" East for 391.40 feet) for an arc length of 394.22 feet along said dedicated right of way line;

Thence along a curve to the right (having a radius of 250.50 feet and a long chord bearing North 49°46'01" East for 60.02 feet) for an arc length of 60.17 feet along said dedicated right of way to the southwest right of way line of Timberridge Drive as dedicated in said Final Plat of LAKEWOOD VILLAGES;

Thence along a curve to the left (having a radius of 1095.06 feet and a long chord bearing South 29°44'17" East for 171.79 feet) for an arc length of 171.97 feet along said dedicated right of way line to the southeast end thereof;

Thence North 55°45'47" East for 80.00 feet along said southeast end to the southwest line of Outlot 2A, LAKEWOOD VILLAGES;

Thence along a curve to the left (having a radius of 1015.06 feet and a long chord bearing South 37°38'03" East for 120.30 feet) for an arc length of 120.37 feet along the southwest line of Outlots 2A and 2, LAKEWOOD VILLAGES;

Thence South 41°01'52" East for 217.23 feet along the southwest line of said Outlot 2;

Thence along a curve to the right (having a radius of 1040.50 feet and a long chord bearing South 38°28'28" East for 92.83 feet) for an arc length of 92.87 feet to the south corner of said Outlot 2;

Thence North 64°19'54" East for 789.73 feet along the southeast line of said Outlot 2;

Thence North 29°39'34" West for 58.20 feet along the southeast line of said Outlot 2;

Thence North 33°25'19" East for 210.09 feet along the southeast line of said Outlot 2;

Thence North 71°57'59" East for 180.90 feet along the southeast line of said Outlot 2;

Thence North 38°59'54" East for 346.44 feet to the east corner of said said Outlot 2;

Thence North 07°05'07" East for 117.81 feet along the southeast line of Outlot 1, LAKEWOOD VILLAGES;

Thence North 23°21'51" East for 109.03 feet along the southeast line of said Outlot 1;

Thence North 41°00'49" East for 192.61 feet along the southeast line of said Outlot 1;

Thence North 49°27'54" East for 125.72 feet along the southeast line of said Outlot 1;

Thence North 86°45'52" East for 62.42 feet along the southeast line of said Outlot 1;

Thence North 80°30'50" East for 788.89 feet to the southeast corner of said Outlot 1 and the east line of said Taxlot 8 in the Southwest Quarter of Section 32;

Thence South 00°03'34" East for 149.11 feet along said east line of Taxlot 6 to the northwest corner of Taxlot 8;

Thence South 89°33'22" East for 297.31 feet to the northeast corner of Taxlot 8;

Thence South 38°59'48" West for 471.87 feet to the southeast corner of Taxlot 8 and the east line of Taxlot 6;

Thence South 00°03'42" East for 461.86 feet to an angle point in the east line of Taxlot 6;

Thence North 89°29'08" West for 132.21 feet to an angle point in the east line of Taxlot 6;

LEGAL DESCRIPTION (CONTINUED)

Thence South 39°34'22" West for 630.25 feet to the southeast corner of Taxlot 6 and the northeast corner of Taxlot 7B, in the Northwest Quarter of said Section 5;
 Thence South 24°08'44" West for 112.24 feet along the southeast line of the said Taxlot 7B;
 Thence South 89°09'20" West for 347.55 feet;
 Thence North 00°50'40" West for 48.06 feet;
 Thence North 04°11'26" West for 17.34 feet;
 Thence North 00°50'40" West for 100.52 feet;
 Thence South 89°09'20" West for 162.50 feet;
 Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing North 80°42'28" West for 114.40 feet) for an arc length of 115.00 feet;
 Thence along a curve to the left (having a radius of 275.00 feet and a long chord bearing North 80°42'28" West for 96.80 feet) for an arc length of 97.30 feet;
 Thence South 89°09'20" West for 273.11 feet;
 Thence along a curve to the left (having a radius of 275.00 feet and a long chord bearing South 76°44'37" West for 118.22 feet) for an arc length of 119.15 feet;
 Thence South 64°19'54" West for 464.92 feet;
 Thence along a curve to the left (having a radius of 50.00 feet and a long chord bearing South 52°49'39" West for 19.94 feet) for an arc length of 20.08 feet;
 Thence South 41°19'25" West for 42.22 feet;
 Thence along a curve to the right (having a radius of 63.50 feet and a long chord bearing South 53°10'31" West for 26.08 feet) for an arc length of 26.27 feet;
 Thence South 65°01'37" West for 102.46 feet;
 Thence along a curve to the left (having a radius of 961.00 feet and a long chord bearing North 27°56'45" West for 174.50 feet) for an arc length of 174.74 feet;
 Thence South 56°50'42" West for 125.10 feet;
 Thence South 33°09'18" East for 95.00 feet;
 Thence along a curve to the left (having a radius of 335.00 feet and a long chord bearing South 48°38'29" West for 26.92 feet) for an arc length of 26.92 feet;
 Thence South 43°39'40" East for 10.00 feet;
 Thence along a curve to the right (having a radius of 375.00 feet and a long chord bearing South 59°15'26" West for 167.67 feet) for an arc length of 169.10 feet;
 Thence North 17°49'27" West for 240.97 feet;
 Thence North 59°41'02" West for 149.42 feet;
 Thence South 76°36'35" West for 162.94 feet;
 Thence South 05°57'24" West for 156.85 feet;
 Thence South 00°57'12" East for 32.88 feet;
 Thence South 87°20'17" West for 85.97 feet;
 Thence South 63°04'28" West for 106.52 feet;
 Thence South 48°35'22" West for 106.52 feet;
 Thence South 19°12'54" West for 108.62 feet;
 Thence South 00°52'53" East for 92.01 feet;
 Thence along a curve to the right (having a radius of 650.00 feet and a long chord bearing South 13°52'13" West for 331.02 feet) for an arc length of 334.70 feet;
 Thence along a curve to the left having a radius of 750.00 feet and a long chord bearing South 05°58'13" West for 577.71 feet) for an arc length of 593.04 feet;
 Thence South 16°27'09" East for 246.64 feet;
 Thence South 73°32'51" West for 206.21 feet;
 Thence along a curve to the right (having a radius of 659.50 feet and a long chord bearing South 82°18'04" West for 200.74 feet) for an arc length of 201.52 feet;
 Thence North 88°56'43" West for 291.14 feet to the west line of said Taxlot B in the Northeast Quarter of Section 6;

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LEGAL DESCRIPTION (CONTINUED)

- Thence North and Northeast for the next eight (8) courses along the west line of said Taxlot B;
- 1) Thence North $01^{\circ}03'17''$ East for 907.41 feet;
 - 2) Thence South $78^{\circ}25'43''$ East for 33.20 feet to the centerline of Maass Road;
 - 3) Thence North $34^{\circ}05'17''$ East for 234.00 feet;
 - 4) Thence South $78^{\circ}25'43''$ East for 257.37 feet to the centerline of the creek;
 - 5) Thence North $13^{\circ}24'27''$ East for 257.51 feet along said centerline of the creek;
 - 6) Thence along a curve to the right (having a radius of 250.00 feet and a long chord bearing North $35^{\circ}23'03''$ East for 187.11 feet) for an arc length of 181.78 feet along the centerline of the creek;
 - 7) Thence North $57^{\circ}21'38''$ East for 105.22 feet along the centerline of said creek;
 - 8) Thence along a curve to the left (having a radius of 1250.00 feet and a long chord bearing North $46^{\circ}35'06''$ East for 467.41 feet) for an arc length of 470.18 feet along the centerline of said creek to the north line of said Taxlot B and the south line of the said Southeast Quarter of Section 31;
- Thence North $89^{\circ}27'52''$ West for 995.00 feet to the Point of Beginning.
Contains 68.53 acres.

TOGETHER WITH Lots 1 through 179, inclusive and Outlots 1, 2, 2A and 2B, LAKEWOOD VILLAGES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.