



BK 2241 P6 354-355



DEED 2003 06495

Nebr Doc  
Stamp Tax  
5/5/03  
Date  
\$2180.<sup>50</sup>  
By *mg*

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE  
03 MAY -5 AM 10:45  
RECEIVED

### WARRANTY DEED

*Deed*  
FEE 10.00 FB 01-10000  
BKP 4.15.11 0/0 COMP  
DEL \_\_\_\_\_ SCAN R FV \_\_\_\_\_

KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, The Thomsen Mile L.L.C., A Nebraska Limited Liability Company, GRANTOR(s) herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey, and confirm unto Suncrest L.L.C., a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Douglas County, NE:

See Exhibit "A" Attached Hereto for Legal Description.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any 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.

Executed April 25, 2003

The Thomsen Mile L.L.C., A  
Nebraska Limited Liability  
company  
By: West Maple, L.L.C. a  
Nebraska limited liability  
company

By *Jerry M. Slusky*  
Jerry M. Slusky, Manager  
Member

AND  
By: TM Associates, L.L.C., a  
Nebraska limited liability  
company

By *Trenton B. Magid*  
Trenton B. Magid, Manager  
Member

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of APRIL, 2003 by Jerry M. Slusky, Manager Member and Trenton B. Magid, Manager Member of The Thomsen Mile L.L.C., A Nebraska Limited Liability Company.

*Donald C. McCroden*  
Notary Public

GENERAL NOTARY - State of Nebraska  
DONALD C. McCRODEN  
My Comm. Exp. Feb. 1, 2007

OT  
OTW85891  
10.50

59332 -  
59331 -

## EXHIBIT "A"

## LEGAL DESCRIPTION

Attached to and forming a part of file number: OTW85891

A tract of land located in the East half of the Southwest Quarter of Section 4; and also together with part of the included Street right of way of Ruggles Street; all located in Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Southwest Quarter of Section 4, said point also being the Northwest corner of Quail Run (Lots 203-303 inclusive) a Subdivision located in the Southeast Quarter of said Section 4; thence South  $00^{\circ}15'16''$  West (assumed bearing) along the East line of said Southwest Quarter of Section 4, said line also being the Westerly line of said Quail Run (Lots 203-303 inclusive) and the Southerly extension thereof, a distance of 982.49 feet; thence South  $05^{\circ}18'14''$  West, a distance of 340.85 feet to a point on the North line of said Southeast Quarter of the Southwest Quarter of Section 4, said point also being the point of intersection of the North right of way line of 174th Street and the Westerly right of way line of said 174th Street; thence Southerly along said Westerly right of way line of 174th Street on a curve to the right with a radius of 700.00 feet, a distance of 107.60 feet, said curve having a long chord which bears South  $04^{\circ}15'03''$  West, a distance of 107.49 feet; thence Southerly along said Westerly right of way line of 174th Street on a curve to the left with a radius of 700.00 feet, a distance of 87.84 feet, said curve having a long chord which bears South  $05^{\circ}03'33''$  West, a distance of 87.78 feet to the point of intersection of said Westerly right of way line of 174th Street and the Northerly right of way line of Ruggles Street; thence North  $89^{\circ}44'44''$  West along said Northerly right of way line of Ruggles Street, a distance of 44.64 feet; thence Southwesterly along said Northerly right of way line of Ruggles Street on a curve to the left with a radius of 240.73 feet, a distance of 203.43 feet, said curve having a long chord which bears South  $66^{\circ}02'46''$  West, a distance of 197.43 feet; thence South  $41^{\circ}50'15''$  West along said Northerly right of way line of Ruggles Street, a distance of 88.97 feet; thence Southwesterly along said Northerly right of way line of Ruggles Street on a curve to the right with a radius of 379.15 feet, a distance of 31.65 feet, said curve having a long chord which bears South  $39^{\circ}26'46''$  West, a distance of 31.64 feet; thence North  $52^{\circ}56'44''$  West, a distance of 40.79 feet; thence North  $37^{\circ}33'15''$  West, a distance of 92.38 feet; thence North  $58^{\circ}00'46''$  West, a distance of 156.75 feet; thence North  $74^{\circ}16'48''$  West, a distance of 86.40 feet; thence North  $15^{\circ}25'49''$  East, a distance of 121.01 feet; thence North  $74^{\circ}34'11''$  West, a distance of 50.00 feet; thence South  $15^{\circ}25'49''$  West, a distance of 120.75 feet; thence North  $74^{\circ}16'48''$  West, a distance of 86.10 feet; thence South  $15^{\circ}25'49''$  West, a distance of 120.75 feet; thence North  $74^{\circ}16'48''$  West, a distance of 86.10 feet; thence North  $84^{\circ}24'16''$  West, a distance of 70.09 feet; thence South  $80^{\circ}52'18''$  West, a distance of 148.72 feet; thence North  $89^{\circ}37'56''$  West, a distance of 321.24 feet to a point on the West line of said Southwest Quarter of Section 4; thence North  $00^{\circ}22'04''$  East along said West line of the Southwest Quarter of Section 4, a distance of 1457.74 feet to a point on the North line of said Southwest Quarter of Section 4, said point also being the Northwest corner of the East half of the Southwest Quarter of Section 4, thence North  $89^{\circ}52'05''$  East along said North line of the Southwest Quarter of Section 4, a distance of 1320.54 feet to the point of beginning.