



DEED 2004016389



FEB 06 2004 15:15 P 2

Nebr Doc
Stamp Tax
2/6/04
Date
\$ Ex 5
By JB

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
2/6/2004 3:15:32 PM



2004016389

Return to: Max J. Burbach, Attorney at Law, Koley Jessen P.C., A Limited Liability Organization, 1125 South 103 Street, Suite 800, Omaha, NE 68124

WARRANTY DEED

LARRY J. SCHUMACHER, Grantor, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, convey and demise unto KSZ, LLC, a Nebraska limited liability company, Grantee, all of his right, title and interest in and to the following described real estate (as defined in *Neb. Rev. Stat. §76-201*) located in Douglas County, Nebraska:

See Exhibit "A" attached hereto and fully incorporated herein by this reference ("Real Estate").

Grantor hereby covenants with Grantee that: (i) Grantor is lawfully seized of the interest in the Real Estate described herein; (ii) Grantor has good and lawful authority to sell and convey the interest in the Real Estate described herein; (iii) except for and subject to all reservations of oil, gas and other minerals of record, and except for and subject to all other easements, reservations, covenants, liens and restrictions of record, the Real Estate is free and clear of all liens and encumbrances; and (iv) Grantor warrants and will defend the title to the Real Estate conveyed hereunder against the lawful claims of all persons.

This transfer is exempt from documentary stamp tax pursuant to *Neb. Rev. Stat. § 76-902(5)*.

DATED this 23 day of January, 2004.

Larry J. Schumacher

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me by LARRY J. SCHUMACHER on the 23 day of January, 2004.



Notary Public

Deed
2/9
FEE 14.50 FB see attached
BKP _____ C/O _____ COMP JB
DEL _____ SCAN _____ FV _____

Ret.)

Koley Jessen PC
1125 S. 103 St.
Omaha NE 68124

238916.1

390-9500

✓ 59205

EXHIBIT A

PARCEL ONE:

62-07320 - Lot 5, except the West 85 feet thereof, in Block 1, in Cornhusker Industrial Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

AND

PARCEL TWO:

20-43220
Part of Lot 1 and all of Lot 2, Block 3, West Side, together with the East 1/2 of the vacated alley adjacent to the South 30.00 feet of said Lot 2, Block 3, West Side, and also an irregular tract of land lying North of said Lot 1, Block 3 West Side, and also all of Lots 23 thru 28, inclusive, Block 2, West Side, together with the West 1/2 of the vacated alley adjacent to said Lots 23 thru 28, Block 2, West Side, and also the included portion of vacated 48th Avenue, all located in the SE 1/4 of Section 19, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Southeasterly right-of-way line of Saddle Creek Road and the West line of said Lot 1, Block 3, West Side; thence, along said Southeasterly right-of-way line of Saddle Creek Road, on the following described courses; thence $N41^{\circ}12'54''E$, a distance of 50.85 feet; thence Northeasterly, on a curve to the left with a radius of 370.31 feet, a distance of 108.16 feet, said curve having a long chord which bears $N32^{\circ}48'01''E$, a distance of 107.77 feet; thence $N24^{\circ}24'51''E$, a distance of 111.08 feet to the point of intersection of said Southeasterly right-of-way line of Saddle Creek Road and the Westerly extension of the North line of said Lot 28, Block 2, West Side; thence $N90^{\circ}00'00''E$, along said North line of Lot 28, Block 2, West Side, and the Westerly extension thereof, a distance of 194.90 feet to a point on the centerline of said vacated alley; thence $S00^{\circ}04'14''E$, along said centerline of a vacated alley, a distance of 300.17 feet to the point of intersection of said centerline of a vacated alley and the Easterly extension of the South line of said Lot 23, Block 2, West Side; thence $N90^{\circ}00'00''W$, along said South line of Lot 23, Block 2, West Side, and the Easterly extension thereof, and the South line of Lot 2, Block 3, West Side, and the Westerly extension thereof, a distance of 342.88 feet to a point on the centerline of said vacated alley; thence $N00^{\circ}09'26''W$, along said centerline of a vacated alley, a distance of 30.00 feet; thence $N90^{\circ}00'00''E$, a distance of 10.00 feet to a point on the West line of said Lot 2, Block 3, West Side; thence $N00^{\circ}09'26''W$, along said West line of Lots 2 and 1, Block 3, West Side, a distance of 40.18 feet to the Point of Beginning.