

R27 G
29

N/S SE 1/4
~~2/1/93~~ 3-15-11

WARRANTY DEED

ROGERS DEVELOPMENT, INC., a Nebraska corporation, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE, DOUGLAS COUNTY SCHOOL DISTRICT 001, Nebraska political subdivision, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 78-201):

SEE EXHIBIT "A" HERETO ATTACHED AND MADE A PART HEREOF.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of record; and a pro-rated share of current real estate taxes and to all subsequent taxes and assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed 12/1, 1993.

ROGERS DEVELOPMENT, INC.

By [Signature]
President

STATE OF Nebraska)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on December 1, 1993, by Michael F. Rogers, President of Rogers Development, Inc., a Nebraska corporation, on behalf of said corporation.



[Signature]
Notary Public

My Commission Expires _____

15451 H
 CASH 1966 BK 3-15-11 FB 01-60000
 TYPE Deed PG 313-314 C/O COMP SCAN DP
 FEE 1050 OF Deed LEGL PG _____ MC _____ FV _____

NEBRASKA REGISTERED
02-86 Date 12/3/93
EX By DH

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

RECEIVED
DEC 3 8 32 AM '93
SECRETARY OF DEEDS
DOUGLAS COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

NESE THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID SE 1/4 SECTION 3; THENCE SOUTH 87 DEGREES 43'41" WEST (ASSUMED BEARINGS) FOR 400.01 FEET ALONG THE NORTH LINE OF THE SAID SE 1/4 OF SECTION 3 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 43'41" WEST FOR 906.54 FEET ALONG THE SAID NORTH LINE OF THE SE 1/4 OF SECTION 3; THENCE SOUTH 02 DEGREES 16'19" EAST FOR 194.11 FEET; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 1753.61 FEET AND A LONG CHORD BEARING SOUTH 01 DEGREES 50'38" WEST FOR 251.72 FEET) FOR AN ARC LENGTH OF 251.94 FEET; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 1201.59 FEET AND A LONG CHORD BEARING SOUTH 71 DEGREES 33'32" EAST FOR 550.69 FEET) FOR AN ARC LENGTH OF 555.63 FEET; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 220.00 FEET AND A LONG CHORD BEARING SOUTH 68 DEGREES 57'10" EAST FOR 81.25 FEET) FOR AN ARC LENGTH OF 81.72 FEET; THENCE NORTH 10 DEGREES 24'22" EAST FOR 125.00 FEET; THENCE NORTH 85 DEGREES 55'42" EAST FOR 47.50 FEET; THENCE NORTH 62 DEGREES 01'31" EAST FOR 64.51 FEET; THENCE NORTH 60 DEGREES 29'04" EAST FOR 150.00 FEET; THENCE NORTH 57 DEGREES 07'13" EAST FOR 54.41 FEET; THENCE NORTH 20 DEGREES 58'56" EAST FOR 49.14 FEET; THENCE NORTH 01 DEGREES 55'48" WEST FOR 379.19 FEET TO THE POINT OF BEGINNING.