

FILED SARPY CO. NE.

INSTRUMENT NUMBER

2005-17417

2005 MAY 27 A 11:46

*Glenn J. Dowling*

REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX

MAY 27 2005

\$ Ex 2 By LM

COUNTER LM C.E. SS  
VERIFY Chc C.D.E. SS  
PROOF P  
FEES \$ 28.00  
CHECK# 33193  
CHG --- CASH ---  
REFUND --- CREDIT ---  
SHORT --- NCR ---

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT,

**Bellbrook Development LLC, a Nebraska limited liability company**

in consideration of the sum of Ten (\$10.00) Dollars and Other Good and Valuable Consideration, received from grantee, does hereby grant, bargain, sell, convey and confirm unto

**Sanitary and Improvement District No. 261  
of Sarpy County, Nebraska**

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

**Lot 205, Outlots "C", "F", "G", "J", Bellbrook, a  
subdivision as surveyed, platted and recorded in  
Sarpy County, Nebraska and that property described  
on Exhibit "A" attached hereto and by this reference  
Incorporated herein which will be known as Outlots  
"L" and "S", Bellbrook**

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 grantors do hereby covenant with the grantee and with grantee's heirs and assigns that grantors are lawfully selsed of said premises; that they are free from encumbrance except easements and restrictions of record, that grantors have good right and lawful authority to convey the same; and that grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

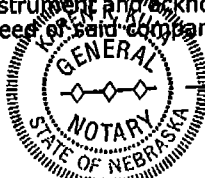
Dated: May 3, 2005

Bellbrook Development LLC, a Nebraska  
limited liability company

By: Barbara Udes Shaw  
Manager

STATE OF NEBRASKA }  
COUNTY OF SARPY } ss.

The foregoing instrument was acknowledged before me on the 3<sup>rd</sup> day of May, 2005 by Barbara Udes Shaw, Manager, of Bellbrook Development LLC, a Nebraska limited liability company and the identical person who executed the above instrument and acknowledged her execution thereof to be her voluntary act and deed and the voluntary act and deed of said company.



Karen K. Kule  
Notary Public

MY COMMISSION EXPIRES:  
JULY 26, 2005

17417

*R<sup>g</sup>* Return to:  
FULENKAMP, DOYLE & JOBEUN  
11440 WEST CENTER ROAD  
OMAHA, NE 68144-4482  
*Karen*

A

**LEGAL DESCRIPTION**

A parcel of land located in the Northeast Quarter of Section 18, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of said Section 18, said corner is also the Northeast Corner of Bellbrook, Lots 2 through 184, an addition in Sarpy County, Nebraska;

thence along the Northerly line of said Northeast Quarter, and along the centerline of Harrison Street, and along the Northerly line of said Bellbrook, Lots 2 through 184, South 86 degrees 52 minutes 33 seconds West, a distance of 285.37 feet;

thence continuing along the Northerly line of said Bellbrook, Lots 2 through 184, South 03 degrees 07 minutes 27 seconds East, a distance of 50.00 feet to the POINT OF BEGINNING;

thence continuing along the Northerly line of said Bellbrook, Lots 2 through 184, the following three (3) courses:

- (1) South 44 degrees 56 minutes 15 seconds West, a distance of 767.18 feet;
- (2) thence South 64 degrees 50 minutes 54 seconds West, a distance of 901.17 feet;
- (3) thence South 77 degrees 00 minutes 13 seconds West, a distance of 200.87 feet;

thence North 23 degrees 33 minutes 25 seconds West, a distance of 376.86 feet;

thence North 34 degrees 15 minutes 56 seconds West, a distance of 516.57 feet;

thence North 03 degrees 07 minutes 27 seconds West, a distance of 89.88 feet to a point 50.00 feet normally distant southerly from said Northerly line of the Northeast Quarter;

thence along a line 50.00 feet southerly and parallel with said Northerly line, North 86 degrees 52 minutes 33 seconds East, a distance of 61.10 feet;

thence South 34 degrees 35 minutes 34 seconds East, a distance of 559.83 feet;

thence South 35 degrees 08 minutes 14 seconds East, a distance of 85.58 feet;

thence South 35 degrees 49 minutes 44 seconds East, a distance of 244.43 feet;

thence North 74 degrees 23 minutes 33 seconds East, a distance of 266.65 feet;

thence North 64 degrees 57 minutes 28 seconds East, a distance of 127.64 feet;

thence North 50 degrees 52 minutes 42 seconds East, a distance of 85.84 feet;

thence North 65 degrees 20 minutes 49 seconds East, a distance of 64.32 feet;

thence North 68 degrees 14 minutes 27 seconds East, a distance of 228.00 feet;

Out lot "S"

Exhibit "A", Page 1 of 4

B

thence North 66 degrees 01 minute 50 seconds East, a distance of 85.37 feet;

thence North 58 degrees 15 minutes 57 seconds East, a distance of 100.80 feet;

thence North 45 degrees 10 minutes 18 seconds East, a distance of 96.95 feet;

thence North 40 degrees 36 minutes 27 seconds East, a distance of 152.00 feet;

thence North 51 degrees 39 minutes 01 second East, a distance of 120.81 feet;

thence North 44 degrees 15 minutes 43 seconds East, a distance of 267.18 feet to a point 50.00 feet normally distant southerly of said Northerly line of the Northeast Quarter;

thence along a line 50.00 feet southerly and parallel with said Northerly line, North 86 degrees 52 minutes 33 seconds East, a distance of 106.76 feet to the POINT OF BEGINNING.

Said parcel contains 5.55 acres, more or less.

*to be known as Outlet "S"*

C

**LEGAL DESCRIPTION**

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 18, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of said Northeast Quarter of the Northwest Quarter of Section 18, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M., Sarpy County, Nebraska;

thence along the westerly line of said Northeast Quarter of the Northwest Quarter, South 02 degrees 18 minutes 32 seconds East, a distance of 932.52 feet;

thence South 67 degrees 03 minutes 30 seconds East, a distance of 234.63 feet to a point on a non-tangent curve, concave southeasterly and having a radius of 275.00 feet, said point also being the POINT OF BEGINNING;

thence northeasterly along said curve, an arc length of 44.20 (and having a chord bearing and distance of North 27 degrees 59 minutes 55 seconds East, 44.16 feet) to the end of curve;

thence South 52 degrees 42 minutes 24 seconds East, a distance of 140.46 feet;

thence North 63 degrees 09 minutes 29 seconds East, a distance of 123.89 feet;

thence North 86 degrees 50 minutes 47 seconds East, a distance of 50.04 feet;

thence South 51 degrees 53 minutes 48 seconds East, a distance of 144.30 feet;

thence South 52 degrees 51 minutes 18 seconds East, a distance of 90.55 feet;

thence South 78 degrees 49 minutes 36 seconds East, a distance of 317.53 feet;

thence South 87 degrees 27 minutes 48 seconds East, a distance of 181.50 feet;

thence North 64 degrees 32 minutes 23 seconds East, a distance of 112.16 feet;

thence North 71 degrees 51 minutes 35 seconds East, a distance of 203.58;

thence North 33 degrees 05 minutes 20 seconds West, a distance of 204.06 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 625.00 feet;

thence northeasterly along said curve, an arc length of 30.00 feet (and having a chord bearing and distance of North 54 degrees 41 minutes 32 seconds East, 30.00 feet) to the end of said curve;

thence South 36 degrees 44 minutes 01 seconds East, a distance of 196.25 feet;

thence North 48 degrees 37 minutes 22 seconds East, a distance of 109.15 feet;

thence North 30 degrees 12 minutes 51 seconds East, a distance of 176.46 feet;

Exhibit 'A', Page 3 of 4

2005-17417D

Page 2

thence North 38 degrees 43 minutes 42 seconds East, a distance of 229.98 feet;  
thence North 02 degrees 56 minutes 30 seconds East, a distance of 138.03 feet;  
thence North 33 degrees 03 minutes 26 seconds West, a distance of 120.51 feet;  
thence North 29 degrees 36 minutes 34 seconds West, a distance of 106.75 feet;  
thence North 36 degrees 12 minutes 52 seconds West, a distance of 100.38 feet;  
thence North 37 degrees 32 minutes 05 seconds West, a distance of 73.00 feet;  
thence North 32 degrees 06 minutes 29 seconds West, a distance of 55.16 feet;  
thence North 32 degrees 55 minutes 20 seconds West, a distance of 61.47 feet;  
thence North 00 degrees 20 minutes 02 seconds West, a distance of 124.89 feet;  
thence South 86 degrees 52 minutes 33 seconds West, a distance of 237.15 feet;  
thence North 02 degrees 19 minutes 56 seconds West, a distance of 20.00 feet;  
thence North 86 degrees 52 minutes 33 seconds East, a distance of 318.82 feet;  
thence South 03 degrees 07 minutes 27 seconds East, a distance of 89.88 feet;  
thence South 34 degrees 15 minutes 56 seconds East, a distance of 516.57 feet;  
thence South 23 degrees 33 minutes 25 seconds East, a distance of 376.86 feet;  
thence South 77 degrees 00 minutes 13 seconds West, a distance of 200.88 feet;  
thence South 49 degrees 16 minutes 03 seconds West, a distance of 757.10 feet;  
thence North 76 degrees 29 minutes 41 seconds West, a distance of 1141.78 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 275.00;  
thence northerly along said curve, an arc length of 73.48 feet (and having a chord bearing and distance of North 15 degrees 44 minutes 23 seconds East, 73.26) to the end of said curve, and to the POINT OF BEGINNING.  
Said parcel contains 7.48 acres, more or less.

A/K/a- Out lot "L"

Exhibit "A", Page 4 of 4