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Return to:

JAMES D. BUSER
GARRETT MULLEN, RANSING
& JOGGAN
10000 Regency Circle, Suite 200
Omaha, NE 68144-3773

FIRST FEDERAL LINCOLN BANK
2625 SOUTH 140TH STREET
OMAHA, NE 68144-2338

RECEIVED

APR 15 12 29 PM '97



2058 235 DEED



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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE
WARRANTY DEED

JAMES D. BUSER, Trustee, GRANTOR, in consideration of Ten and no/100 Dollars (\$10.00) received from GRANTEE, CINNAMON CREEK LAND CORP., a Nebraska corporation, conveys to GRANTEE, the following described real estate in Douglas County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

See attached Exhibit "A" which is incorporated herein as if fully set forth.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from encumbrances except for encumbrances of record and any and all title impediments and encumbrances created or existing with the GRANTEE'S consent or knowledge and any and all taxes which may be a lien against said real estate;

(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 March 11, 1997.

[Handwritten Signature]
JAMES D. BUSER, Trustee

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on MARCH 11, 1997, by JAMES D. BUSER, Trustee.

GENERAL NOTARY - State of Nebraska
KAREN T. RODIS
My Comm. Exp. Oct. 30, 1998

[Handwritten Signature]
NOTARY PUBLIC
4238

T DEL 28.00 711 - 06462
LEGAL FB
SUN OC FV

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4/5/97
117.25 By W

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

LEGAL DESCRIPTION

That part of CINNAMON CREEK 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, lying in the East Half of the Southwest Quarter of Section 9, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Commencing at the southwest corner of the said East Half of the Southwest Quarter of Section 9;

Thence North $00^{\circ}10'03''$ West (bearings referenced to the Final Plat of CINNAMON CREEK 2ND ADDITION) for 584.38 feet along the west line of the said East Half of the Southwest Quarter of Section 9 to the south line of Outlot 1 and the TRUE POINT OF BEGINNING;

Thence continuing North $00^{\circ}10'03''$ West for 1889.48 feet along said west line to the east line of Lot 168, CINNAMON CREEK;

Thence South $14^{\circ}54'44''$ East for 10.38 feet to the angle point in the east line of said Lot 168;

Thence South $10^{\circ}32'18''$ East for 45.64 feet to the southeast corner of said Lot 168;

Thence South $79^{\circ}41'35''$ West for 11.02 feet along the south line to the said west line of the East Half of the Southwest Quarter of Section 9;

Thence South $00^{\circ}10'03''$ East for 684.42 feet along said west line to the east line of Lot 154, CINNAMON CREEK 2ND ADDITION;

Thence South $29^{\circ}31'58''$ East for 11.86 feet to the southeast corner of said Lot 154;

Thence along a curve to the left (having a radius of 475.00 feet and a long chord bearing North $69^{\circ}24'32''$ East for 18.42 feet) for an arc length of 16.43 feet along the north right of way line of Jefferson Street;

Thence South $21^{\circ}34'54''$ East for 186.36 feet along the east line of Lot 153, CINNAMON CREEK 2ND ADDITION to the southeast corner thereof;

Thence South $74^{\circ}58'21''$ West for 30.42 feet to the northeast corner of Lot 148, CINNAMON CREEK 2ND ADDITION;

Thence South $29^{\circ}51'47''$ East for 377.84 feet to the east corner of Lot 141, CINNAMON CREEK 2ND ADDITION;

Thence South $39^{\circ}23'26''$ East for 184.30 feet along the east line of Lots 139 and 140, CINNAMON CREEK 2ND ADDITION to an angle point in the east line of said Lot 139;

Thence South $00^{\circ}04'23''$ West for 105.12 feet to an angle point in the east line of said Lot 139;

Thence South $48^{\circ}57'48''$ West for 68.88 feet to the south corner of Lot 139;

Thence North $42^{\circ}54'11''$ West for 182.82 feet to the southeast corner of Lot 137;

Thence South $00^{\circ}51'20''$ East for 50.00 feet to the south right of way line of Monroe Street;

Thence along a curve to the left (having a radius of 175.00 feet and a long chord bearing South $86^{\circ}38'05''$ West for 15.33 feet) for an arc length of 15.33 feet along the said south right of way line of Monroe Street to the east right of way line of 177th Street;

Thence along a curve to the right (having a radius of 325.00 feet and a long chord bearing South $01^{\circ}14'57''$ East for 87.94 feet) for an arc length of 88.21 feet along said east right of way line;

Thence South $08^{\circ}31'35''$ West for 122.18 feet along said east right of way line;

Thence North $80^{\circ}17'02''$ West for 182.85 feet along the extended south line of Outlot 1 to the Point of Beginning.