



DEED

2006088009



AUG 03 2006 12:33 P 2

Nebr Doc
Stamp Tax

0306

Date

\$111500

By CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/3/2006 12:33:50.57

2006088009

WARRANTY DEED

GOTTSCH FAMILY FARMS, a Nebraska general partnership. GRANTOR, in consideration of Two Dollars and other good and valuable consideration received from GRANTEE, conveys to GRANTEE, GOTTSCH LAND CO., a Nebraska corporation, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

SEE EXHIBIT "A" ATTACHED

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, but subject easement, restrictions, reservations and covenants of record;
- (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 as on Aug 25, 2006

GOTTSCH FAMILY FARMS, a Nebraska general partnership

By: [Signature]Its: Partner

Deed
FEE 1050 FB 01-60000
BKP 10-15-11 C/O COMP
21 DEL SCAN FV _____

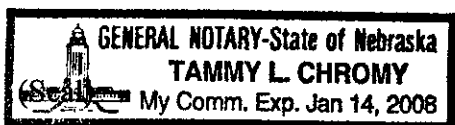
STATE OF NEBRASKA)

) ss.

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on July 25, 2006
by Brett Gottsch, as Partner of Gottsch Family Farms, a Nebraska general partnership, for and on behalf of the partnership.

[Signature]
NOTARY PUBLIC



16

1400 21TA-52659

LEGAL DESCRIPTION

SW 94

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 2°28'10" WEST (BEARINGS REFERENCED TO THE FINAL PLAT OF INDIAN CREEK BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA) FOR 129.22 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 87°31'50" EAST FOR 75.19 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #31 (204TH STREET) AND THE TRUE POINT OF BEGINNING; THENCE NORTH 3°12'44" WEST FOR 195.70 FEET ALONG THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #31; THENCE NORTH 1°02'07" EAST FOR 275.76 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 4°51'52" WEST FOR 350.14 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 3°13'40" WEST FOR 200.00 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 0°51'28" EAST FOR 17.16 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 86°43'37" EAST FOR 290.63 FEET; THENCE SOUTH 2°23'43" EAST FOR 25.00 FEET; THENCE NORTH 86°43'37" EAST FOR 53.49 FEET; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 175.00 FEET AND A LONG CHORD BEARING NORTH 74°04'37" EAST FOR 76.65 FEET) FOR AN ARC LENGTH OF 77.27 FEET; THENCE NORTH 61°25'37" EAST FOR 65.08 FEET; THENCE SOUTH 4°32'48" WEST FOR 44.82 FEET; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 375.00 FEET AND A LONG CHORD BEARING SOUTH 64°19'00" EAST FOR 270.45 FEET) FOR AN ARC LENGTH OF 276.68 FEET; THENCE SOUTH 43°10'48" EAST FOR 121.38 FEET; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 366.00 FEET AND A LONG CHORD BEARING SOUTH 61°00'31" EAST FOR 224.12 FEET) FOR AN ARC LENGTH OF 227.77 FEET; THENCE SOUTH 0°00'00" EAST FOR 2.04 FEET; THENCE NORTH 88°08'31" EAST FOR 9.46 FEET; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 366.00 FEET AND A LONG CHORD BEARING SOUTH 85°17'17" EAST FOR 63.12 FEET) FOR AN ARC LENGTH OF 63.20 FEET; THENCE NORTH 89°45'55" EAST FOR 58.59 FEET; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 290.11 FEET AND A LONG CHORD BEARING SOUTH 73°53'05" EAST FOR 163.33 FEET) FOR AN ARC LENGTH OF 165.57 FEET; THENCE SOUTH 40°09'40" WEST FOR 83.25 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INDIAN CREEK DRIVE; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 249.00 FEET AND A LONG CHORD BEARING SOUTH 26°54'14" EAST FOR 194.06 FEET) FOR AN ARC LENGTH OF 199.34 FEET ALONG SAID WEST RIGHT OF WAY TO THE NORTHEAST CORNER OF LOT 10, INDIAN CREEK BUSINESS PARK; THENCE SOUTH 87°33'16" WEST FOR 49.91 FEET ALONG THE NORTH LINE OF SAID LOT 10; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 225.00 FEET AND A LONG CHORD BEARING SOUTH 66°28'31" WEST FOR 161.85 FEET) FOR AN ARC LENGTH OF 165.56 FEET ALONG SAID NORTH LINE OF LOT 10; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 275.00 FEET AND A LONG CHORD BEARING SOUTH 51°17'13" WEST FOR 56.45 FEET) FOR AN ARC LENGTH OF 56.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 2°50'39" EAST FOR 253.80 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY #84; THENCE SOUTH 85°54'14" WEST ALONG SAID RIGHT OF WAY; THENCE SOUTH 79°14'52" WEST FOR 302.65 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 86°50'33" WEST FOR 517.28 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 54°01'55" WEST FOR 32.17 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINS 1,030,545 SQUARE FEET OR 23.66 ACRES, MORE OR LESS.