

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2002-36485
2002 SEP 17 P 12:15 P
Sharon J. Dowling
REGISTER OF DEEDS

Counter Ph M
Verify D
D.E. M
Proof a
Fee \$ 11.50
Ck Cash Chg
26210

WARRANTY DEED

#191016

KNOW ALL MEN BY THESE PRESENTS THAT I OR WE, Tabor Investments, Inc. herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantee, do hereby grant, bargain, sell, convey and confirm unto **Fort Crook Billiards, Inc**, herein called the grantee whether one or more, the following described real property in **Sarpy County, Nebraska:**

See Exhibit A

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantee and to grantee's heirs and assigns forever,

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance **except covenants, easements, and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;** that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: 09-06-2002, 2002

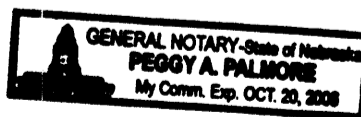
Tabor Investments, Inc

X: *John Tabor*
Authorized Representative

State of **Nebraska**
County of **Sarpy**

The foregoing instrument was acknowledged before me this 6 day of September 2002 by John Tabor, authorized representative of Tabor Investments, Inc.

Peggy A. Palmore
Notary Public



AM National Bank
Corp Loan Operations
P.O. Box 2146
Omaha NE 68103-9735

36485

2002-36485 A

EXHIBIT A

LEGAL DESCRIPTION

That part of the North Half of the Southwest Quarter of Section 26, and the North Half of the Southeast Quarter of Section 27, and part of Lot 3, Twin Ridge II, a platted and recorded subdivision, all in Township 14 North, Range 13 East of the 6th P.M., in Sarpy County, Nebraska, more particularly described as follows; Commencing at the Southeast corner of said Lot 3, Twin Ridge II, thence Northerly along an 11,599.16 foot radius curve to the right, a distance of 472.92 feet to the point of beginning; thence North 82 degrees 31 minutes 34 seconds West, 178.56 feet; thence North 7 degrees 28 minutes 27 seconds East 10.0 feet; thence North 82 degrees 31 minutes 34 seconds West 22.83 feet; thence North 5 degrees 12 minutes 38 seconds East 120.1 feet; thence South 82 degrees 31 minutes 34 seconds East 199.92 feet to the West line of dedicated street (plat Book 5, page 17); thence Southerly on an 11,599.16 foot radius curve to the left a distance of 130.01 feet to the point of beginning.