



DEED 2006042402



APR 17 2006 13:18 P 3

Nebr Doc
Stamp Tax
4-17-06
Date
\$814.25
By *cl*

Deed
FEE 15.50 FB 01-60000
BKP 13-15-10 ³ C/O COMP
DEL SCAN FV

WARRANTY DEED
(Skyline Property)

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/17/2006 13:18:37.54

2006042402

Gottsch Family Farms, a Nebraska partnership, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from Grantee, Gottsch Land Co., a Nebraska corporation, conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A PART OF THE NE1/4 OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 1, SKYLINE COUNTRY, 5TH ADDITION, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 13, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 204TH STREET (STATE HIGHWAY 31); THENCE S87°00'39"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 1, SKYLINE COUNTRY 5TH ADDITION, A DISTANCE OF 34.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°00'39"W ALONG THE NORTH LINE OF SAID LOT 1, SKYLINE COUNTRY 5TH ADDITION, A DISTANCE OF 217.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SKYLINE ADDITION 5TH ADDITION; THENCE S02°59'21"E ALONG THE WEST LINE OF SAID LOT 1, SKYLINE COUNTRY 5TH ADDITION, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2, SAID SKYLINE COUNTRY 5TH ADDITION; THENCE S87°00'39"W ALONG THE NORTH LINE OF SAID LOT 2, SKYLINE COUNTRY 5TH ADDITION, AND ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF 205TH DRIVE, A DISTANCE OF 226.85 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF 205TH DRIVE AND THE WEST RIGHT-OF-WAY LINE OF SAID 205TH DRIVE; THENCE S02°59'21"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 205TH DRIVE, A DISTANCE OF 196.60 FEET; THENCE S01°15'26"E ALONG SAID WEST RIGHT-OF-WAY OF 205TH DRIVE, A DISTANCE OF 68.31 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE OF 205TH DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF VETERANS DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, SKYLINE COUNTRY 3RD ADDITION; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF LOT 1, SKYLINE COUNTRY 3RD ADDITION AND THE EASTERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOT 2, SAID SKYLINE COUNTRY 3RD ADDITION ON A CURVE TO THE RIGHT WITH A RADIUS OF 1000.00

SE NE

#16) ✓ 139043 ✓ 139366/

FEET, A DISTANCE OF 280.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N72°20'44"W, A DISTANCE OF 279.83 FEET; THENCE N21°22'04"E, A DISTANCE OF 204.89 FEET; THENCE N09°10'38"E, A DISTANCE OF 100.38 FEET; THENCE N03°00'49"W, A DISTANCE OF 183.08 FEET; THENCE N02°31'06"E, A DISTANCE OF 277.52 FEET; THENCE N24°19'12"E, A DISTANCE OF 59.59 FEET; THENCE N04°31'49"E, A DISTANCE OF 80.81 FEET; THENCE N16°32'28"W, A DISTANCE OF 87.38 FEET; THENCE N38°02'08"W, A DISTANCE OF 37.49 FEET; THENCE N31°45'59"W, A DISTANCE OF 25.09 FEET; THENCE N08°45'43"W, A DISTANCE OF 109.72 FEET; THENCE N45°57'01"W, A DISTANCE OF 71.06 FEET; THENCE N35°08'44"W, A DISTANCE OF 50.47 FEET; THENCE N18°33'19"W, A DISTANCE OF 95.41 FEET; THENCE N31°34'23"W, A DISTANCE OF 77.40 FEET; THENCE N45°12'50"W, A DISTANCE OF 42.37 FEET; THENCE N50°33'39"W, A DISTANCE OF 28.84 FEET; THENCE N51°54'04"E, A DISTANCE OF 225.45 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 270.00 FEET, A DISTANCE OF 47.92 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S43°11'00"E, A DISTANCE OF 47.86 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 155.04 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S70°28'32"E, A DISTANCE OF 151.19 FEET; THENCE N87°19'01"E, A DISTANCE OF 74.22 FEET; THENCE N02°41'00"W, A DISTANCE 8.50 FEET; THENCE N87°19'01"E, A DISTANCE OF 60.00 FEET; THENCE S02°41'00"E, A DISTANCE OF 8.50 FEET; THENCE N87°19'01"E, A DISTANCE OF 299.88 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE OF 204TH STREET (STATE HIGHWAY 31); THENCE S02°38'17"E ALONG SAID RIGHT-OF-WAY LINE OF 204TH STREET (STATE HIGHWAY 31), A DISTANCE OF 228.45 FEET; THENCE S04°12'21"E ALONG SAID RIGHT-OF-WAY LINE OF 204TH STREET (STATE HIGHWAY 31), A DISTANCE OF 487.61 FEET; THENCE S02°11'07"E ALONG SAID RIGHT-OF-WAY LINE OF 204TH STREET (STATE HIGHWAY 31), A DISTANCE OF 530.18 FEET TO THE POINT OF BEGINNING.

SAID PART OF THE NE1/4 OF SECTION 13 CONTAINS AN AREA OF 856,176 SQUARE FEET OR 19.655 ACRES, MORE OR LESS.

Grantor covenants with Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances but subject to easements and restrictions 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.

