

BK 2239 PG 050-050



DEED 2003 05137

Nebr Doc Stamp Tax
49.03
Date
\$ 15575
By CC

RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

2003 APR -9 PM 3:05

RECEIVED

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE,

Todd Schneidewind and Holly Schneidewind, Husband and Wife

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 Copper Investment, L.L.C. herein called the Grantee, whether one or more, the following described real property:

That part of Block 7, Beverly Hills Addition, a subdivision in Douglas County, Nebraska, described as follows: Beginning at the SW corner of said Block 7; thence East (assumed bearing) 219.74 feet on the South line of said Block 7 to the Westerly line of a tract of land described in Deed Book 1335 at Page 301 of the Douglas County records hereinafter called Tract "A"; thence North 25 degrees 40' 53" West 108.27 feet on the Westerly line of said Tract "A"; thence Northwesterly on the Westerly line of said Tract "A" on a non-tangent 491.11 foot radius curve to the right, chord bearing North 20 degrees 46' 26" West, chord distance 51.71 feet, an arc distance of 51.73 feet to the South line of a tract of land described in Deed Book 1231 at Page 377 of the Douglas County records hereinafter called Tract "B"; thence South 89 degrees 55' 33" West 154.41 feet on the non-tangent South line of said Tract "B" to the West line of said Block 7; thence South 00 degrees 01' 39" West 145.72 feet on the West line of said Block 7 to the point of beginning.

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 Grantor does hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantor is lawfully seized of the said premises; that they are free from encumbrances 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 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: 1-6-03

Todd Schneidewind  
Todd Schneidewind,

Holly Schneidewind  
Holly Schneidewind

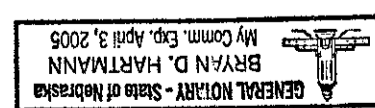
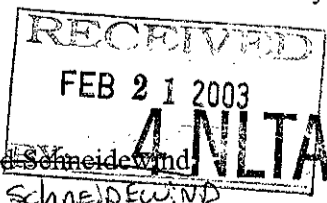
Deed FEE 6.50 FB 49-03620  
 BKP \_\_\_\_\_ C/O 7 COMP 7  
 DEL \_\_\_\_\_ SCAN 12 FV \_\_\_\_\_

STATE OF NEBRASKA  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on this 6 day of 2003 JANUARY, 2003, by Todd Schneidewind and Holly Schneidewind.

[Signature]  
Notary Public

20026033  
RETURN TO: Todd Schneidewind  
Bill Schneidewind  
406 N. 150th St #101  
OMAHA, NE 68154



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