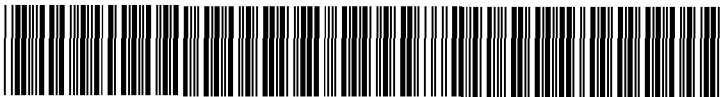




DEED 2013064601



JUN 26 2013 10:50 P 2

Nebr Doc
Stamp Tax

06-26-2013

Date

\$2081.25

By MS

Fee amount: 16.00
FB: 01-60000
COMP: MS

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
06/26/2013 10:50:02.00



2013064601

Warranty Deed

BSR-FW, LLC, a Nebraska limited liability company, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **The Water's Edge United Methodist Church, a Nebraska nonprofit corporation, Grantee**, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska :

A tract of land located in the SE1/4 of Section 7, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described on Exhibit "A" attached hereto and made a part hereof.

IN TRUST, that said premises shall be used, kept, and maintained as a place of divine worship of the United Methodist ministry and members of The United Methodist Church; subject to the Discipline, usage, and ministerial appointments of said church as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated. This provision is solely for the benefit of the Grantee, and the Grantor reserves no right or interest in said premises.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (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: June 24, 2013

BSR-FW, LLC, a Nebraska limited liability company

By: 

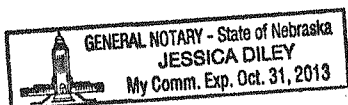
Dennis Van Moorleghem, Manager

STATE OF NEBRASKA

COUNTY OF Douglas

} ss

The foregoing instrument was acknowledged before me on June 24, 2013 by Dennis Van Moorleghem, Manager of BSR-FW, LLC, a Nebraska limited liability company, on behalf of the Limited Liability Company. Dennis Van Moorleghem personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.




Notary Public

12-115260

Exhibit A

SW 1/4
SE 1/4

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE1/4 OF SECTION 7; THENCE N87°13'30"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SE1/4 OF SECTION 7, A DISTANCE OF 44.96 FEET; THENCE N02°46'30"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HARRISON STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N47°45'43"W, A DISTANCE OF 11.31 FEET; THENCE N02°44'55"W, A DISTANCE OF 138.19 FEET; THENCE N12°55'48"W, A DISTANCE OF 84.73 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 168.88 FEET, A DISTANCE OF 118.84 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N17°10'53"E, A DISTANCE OF 109.80 FEET; THENCE N36°09'07"E, A DISTANCE OF 384.76 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 63.63 FEET, A DISTANCE OF 24.98 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N47°24'01"E, A DISTANCE OF 24.82 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 109.90 FEET, A DISTANCE OF 70.79 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N40°11'45"E, A DISTANCE OF 69.57 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 70.94 FEET, A DISTANCE OF 9.24 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N25°28'28"E, A DISTANCE OF 9.23 FEET TO THE SOUTHWESTERLY CORNER OF LOT 160, FALLING WATERS, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 7; THENCE S58°09'16"E ALONG THE SOUTHERLY LINE OF SAID LOT 160, FALLING WATERS, A DISTANCE OF 132.34 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 160, FALLING WATERS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID FALLING WATERS ON THE FOLLOWING DESCRIBED COURSES; THENCE N36°09'07"E, A DISTANCE OF 596.50 FEET; THENCE N72°42'22"E, A DISTANCE OF 38.37 FEET; THENCE N87°15'05"E, A DISTANCE OF 407.74 FEET; THENCE S02°44'55"E, A DISTANCE OF 138.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 195TH STREET, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF OUTLOT "C", SAID FALLING WATERS; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 390.00 FEET, A DISTANCE OF 404.57 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S05°06'57"W, A DISTANCE OF 386.67 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, A DISTANCE OF 99.05 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S13°41'19"E, A DISTANCE OF 98.45 FEET; THENCE S02°46'30"E, A DISTANCE OF 479.59 FEET; THENCE S42°13'30"W, A DISTANCE OF 11.31 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF HARRISON STREET; THENCE S87°13'30"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF HARRISON STREET, A DISTANCE OF 1213.31 FEET TO THE POINT OF BEGINNING.