

WASHINGTON COUNTY, STATE OF NEBRASKA

INSTRUMENT NO. 2014 - 01808

Karen A. Madsen

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 Date June 17, 2014
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KAREN A. MADSEN
 WASHINGTON COUNTY
 REGISTER OF DEEDS
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WARRANTY DEED

WILLARD J. SMIDT and KAREN A. SMIDT, husband and wife, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, COUNTRYWIDE MARINA & YACHT CLUB, LLC, a Nebraska limited liability company, conveys to Grantee, the following-described real estate (as defined in Neb. Rev. Stat. §76-201):

Portions of Sections 27 and 28, Township 17 North, Range 13 East of the 6th P.M., Washington County, Nebraska, as more particularly described on Exhibit "A" attached hereto and made a part hereof.

Grantor covenants, jointly and severally, with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances except the covenants, conditions, restrictions and easements of record, and the lien for real estate taxes currently due but not yet delinquent;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: June 10, 2014.

Willard J. Smidt

 Willard J. Smidt

Karen A. Smidt

 Karen A. Smidt

2014 - 01808

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on June 10, 2014, by Willard J. Smidt and Karen A. Smidt, husband and wife.



John Q. Bachman

Notary Public

EXHIBIT "A"

TRACT "A"

Beginning at the SW corner of Section 27, T 17 N, R 13 E, and assuming the West line of the SW 1/4 SW 1/4 of said section to bear N 0°01'W, thence S 89°56'30"E along the South line of said section a distance of 3566.12 feet to a point on the right bank of the design channel of the Missouri River; thence along said right bank as follows:

- N 18°44'46"E 216.71 feet;
- N 14°09'18"E 522.30 feet;
- N 10°16'22"E 526.50 feet;
- N 04°54'58"E 29.00 feet; thence N89°27'00"W

a distance of 3860.42 feet to a point on the West line of the SW 1/4 SW 1/4 of Section 27, 27.06 feet South of the NW corner of said 1/4 - 1/4; thence S 0°01'E on said West line a distance of 1291.98 feet to the point of beginning; lying in the S 1/2 SW 1/4 and the SW 1/4 SE 1/4 of Section 27, Township 17 North, Range 13 East of the 6th P.M., Washington County, Nebraska, and containing 109.35 acres, more or less.

TRACT "B"

Beginning at the SE corner of Section 28, T 17 N, R 13 E, and assuming the East line of the SE 1/4 SE 1/4 of Section 28 to bear N 0°01'W, thence N 0°01'W on said East line a distance of 1291.98 feet to a point 27.06 feet South of the 1/4 - 1/4 corner North of said SE corner; thence N 89°34'53"W a distance of 1244.13 feet to a point on the centerline of a county road; thence S 33°59'30"E on said centerline a distance of 1207.53 feet; thence continuing on said centerline S 20°07'35"E a distance of 319.10 feet to a point on the South line of Section 28; thence S 89°58'01"E on said South line a distance of 459.58 feet to the point of beginning; lying in the SE 1/4 SE 1/4 of Section 28, Township 17 North, Range 13 East of the 6th P.M., Washington County, Nebraska, and containing 24.25 acres, more or less, including 1.16 acres lying within the county road R.O.W.

EXCEPT FOR A TRACT OF LAND CONVEYED TO WASHINGTON COUNTY, NEBRASKA, BY WARRANTY DEED RECORDED ON APRIL 14, 2003, IN BOOK 397, AT PAGES 716-717, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE S1/2 OF THE SE1/4 OF SECTION 28, T17N, R13E OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID S1/2; THENCE S 89°41'52" W (ASSUMED BEARING), 344.13 FEET ON THE SOUTH LINE OF SAID S1/2 TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°41'52" W, 115.45 FEET ON SAID SOUTH LINE; THENCE N 20°27'41" W, 319.10 FEET; THENCE N 34°19'36" W, 1207.53 FEET; THENCE S 89°43'21" E, 45.07 FEET; THENCE S 89°55'15" E, 44.84 FEET; THENCE S 37°36'47" E, 115.49 FEET; THENCE ON A 1075.00 FEET CURVE TO THE RIGHT, 72.10 FEET (LONG CHORD BEARS S 35°41'29" E, 72.09 FEET); THENCE S 33°45'12" E, 125.18 FEET; THENCE ON A 925.00 FEET CURVE TO THE LEFT, 30.87 FEET (LONG CHORD BEARS S 34°43'34" E, 30.87 FEET); THENCE S 35°40'56" E, 128.62 FEET; THENCE ON A 1075.00 FEET CURVE TO THE RIGHT, 84.43 FEET (LONG CHORD BEARS S 33°25'56" E, 84.40 FEET); THENCE S 31°10'57" E, 90.57 FEET; THENCE ON A 1925.00 FEET CURVE TO THE LEFT, 240.03 FEET (LONG CHORD BEARS S 34°45'16" E, 239.87 FEET); THENCE S 38°19'36" E, 7.24 FEET; THENCE ON A 986.61 FEET CURVE TO THE RIGHT, 68.83 FEET (LONG CHORD BEARS S 36°05'11" E, 68.82 FEET); THENCE N 56°10'51" E, 14.98 FEET; THENCE ON A 890.00 FEET CURVE TO THE RIGHT, 91.11 FEET (LONG CHORD BEARS S 30°53'11" E, 91.07 FEET); THENCE S 27°57'13" E, 51.81 FEET; THENCE ON A 2090.00 FEET CURVE TO THE RIGHT, 260.13 FEET (LONG CHORD BEARS S 24°23'17" E, 259.97 FEET); THENCE S 20°49'20" E, 42.35 FEET; THENCE ON A 1910.00 FEET CURVE TO THE LEFT, 56.85 FEET (LONG CHORD BEARS S 21°40'30" E, 56.85 FEET); THENCE S 22°31'39" E, 17.41 FEET; THENCE N 67°28'21" E, 15.00 FEET; THENCE S 22°31'39" E, 54.10 FEET TO THE POINT OF BEGINNING, CONTAINING 2.93 ACRES MORE OR LESS, WHICH INCLUDES 1.25 ACRES OF EXISTING RIGHT OF WAY AND 1.68 ACRES OF NEW RIGHT OF WAY ACQUISITION.