

BK 2225 PG 556-558



DEED 2002 15902

Nebr Doc Stamp Tax
10/31/02
Date
\$16887.50
By <i>Lnj</i>

STATE OF NEBRASKA
 REGISTER OF DEEDS
 SOUTHEAST COUNTY, NE
 02 OCT 31 PM 3:57
 RECEIVED

Return to: Gary M. Gotsdiner, MCGILL, GOTSDINER, WORKMAN & LEPP, P.C., L.L.O., 11404 West Dodge Road, Suite 500, Omaha, NE 68154-2584
 Space Above Reserved for Recording Information

GENERAL WARRANTY DEED

SEECHOL PROPERTIES, a Nebraska general partnership, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration received from GRANTEE, **SGD WESTRIDGE, L.L.C.**, f/k/a SGD Cornerstone, L.L.C., a Texas limited liability company, conveys to GRANTEE the real estate (as defined in NEB. REV. STAT. § 76-201) described in Exhibit 1 hereto.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed: October 31, 2002

SEECHOL PROPERTIES

3 FEE 16.00 FB 59-21330
2 BKP _____ C/O 3 COMP 3
 DEL _____ SCAN OK FV _____

(K)

By: *[Signature]*
 Name: Thomas L. Nichols
 Title: Partner

and
 By: *[Signature]*
 Name: Lee D. Seemann, Jr.
 Title: Partner

35

113291 ✓
 113292 ✓

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

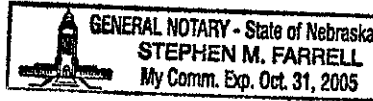
This instrument was acknowledged and executed before me this 31st day of October 2002 by Thomas L. Nichols, acknowledged to be a Partner of **SEECHOL PROPERTIES**, a Nebraska general partnership, and that as such partner, being authorized to do so, signed the name as such Partner, on behalf of such Partnership.

My Commission Expires:



Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

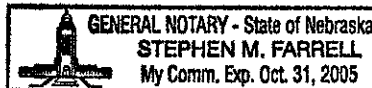


This instrument was acknowledged and executed before me this 31st day of October 2002 by Lee D. Seemann, Jr., acknowledged to be a Partner of **SEECHOL PROPERTIES**, a Nebraska general partnership, and that as such partner, being authorized to do so, signed the name as such Partner, on behalf of such Partnership.

My Commission Expires:



Notary Public



#226673.1

Exhibit 1

LEGAL DESCRIPTION

Lot 1, in KVI - 132nd Street Plaza, an Addition to the City of Omaha, Douglas County, Nebraska

AND

A tract of land being part of Lot 2, as originally surveyed and platted, of the KVI - 132nd Street Plaza, a subdivision located in the Southwest Quarter (SW ¼) of Section 18, Township 15 North, Range 12 East of the 6th P.M., Douglas County Nebraska. Said tract of land being more particularly described as follows: Beginning at the Southeast corner of said Lot 2 and said point also being the Southeast corner of the subdivision; thence N76°53'01"W (Platted Bearing) along the Southerly line of the subdivision a distance of 74.23 feet to a point; thence N0°06'18"W a distance of 247.76 feet to a point; thence N43°26'07"W a distance of 11.49 feet to a point; thence N0°00'22"E a distance of 233.41 feet to a point; thence S89°58'09"W a distance of 226.08 feet to a point; thence N00°01'53"W a distance of 49.29 feet to a point of curvature; thence Northeast along a curve to the right, said curve having a radius of 50.00 feet, a long chord of 38.27 feet bearing N22°28'07"E, an arc length of 39.27 feet to a point of tangency; thence N44°58'07"E a distance of 63.53 feet to a point of curvature; thence Northerly along a curve to the left, said curve having a radius of 80.00 feet, a long chord of 43.97 feet bearing N29°01'15"E, an arc distance of 44.54 feet to a point; thence N89°58'09"E a distance of 228.23 feet to the Northeast corner of said Lot 2; thence S0°12'00"W a distance of 674.42 feet to the Point of Beginning.