



DEED 2013084138



AUG 16 2013 14:52 P 2

Nebr Doc
Stamp Tax

08-16-2013

Date

\$ 693.00

By BW

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

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
08/16/2013 14:52:03.00



2013084138

WARRANTY DEED

THE GRANTOR, J W Properties, L.L.C., a Nebraska limited liability company, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to **No Regrets, LLC, a Nebraska limited liability company, Grantee**, the following described real estate in County, Nebraska:

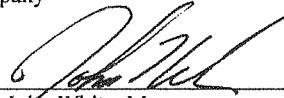
A tract of land in the Southwest Quarter of Section 7-15-11 East of the 6th P.M., Douglas County, Nebraska, more particularly described on Exhibit "A" attached hereto and made a part hereof.

THE GRANTOR covenants with **GRANTEES** that **GRANTOR**:

- (1) is lawfully seized of such real estate that it is free from 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 the title to the real estate the lawful claims of all persons.

Executed 8-16-13.

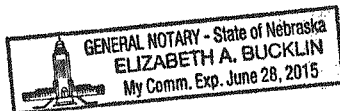
J W Properties, L.L.C., a Nebraska limited liability company

By: 
John White, Manager

STATE OF NEBRASKA

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on August 12, 2013 by John White, Manager of J W Properties, L.L.C., a Nebraska limited liability company, on behalf of the Limited Liability Company. John White 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.



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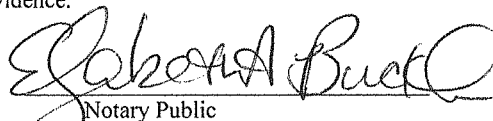

Notary Public

EXHIBIT 'A'

Parcel One:

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 7-15-11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing from a point 375.75 feet East and 97.3 feet South of the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 7-15-11, thence South 00°00'00" E (assumed bearing) for a distance of 218.7 feet to the point of beginning; thence continuing along aforesaid bearing, South 00°00'00" E for a distance of 140.00 feet; thence South 90°00'00" E for a distance of 120.00 feet; thence North 00°00'00" W for a distance of 140.00 feet; thence North 90°00'00" W for a distance of 120.00 feet to the point of beginning.

Parcel Two:

A tract of land located in the Southwest Quarter of Section 7, Township 15 North, Range 11 East of the Sixth Principal Meridian, Douglas County, Nebraska, described as follows:

Referring to the Southwest Corner of said Quarter Section; thence easterly a distance of 90.00 feet along the South Line of said Quarter Section to a point on the easterly highway right of way line; thence northerly deflecting 080 degrees, 37 minutes, 38 seconds left, a distance of 523.05 feet along said line; thence easterly deflecting 070 degrees, 42 minutes, 38 seconds right, a distance of 137.30 feet; thence northeasterly deflecting 020 degrees, 56 minutes, 17 seconds left, a distance of 105.48 feet; thence northerly deflecting 062 degrees, 45 minutes, 11 seconds left, a distance of 267.08 feet to the point of beginning; thence northerly deflecting 004 degrees, 11-minutes, 36 seconds right, a distance of 140.00 feet; thence westerly deflecting 089 degrees, 21 minutes, 04 seconds left, a distance of 15.00 feet; thence southerly deflecting 090 degrees, 38 minutes, 56 seconds left, a distance of 140.00 feet; thence easterly deflecting 089 degrees, 21 minutes, 04 seconds left, a distance of 15.00 feet to the point of beginning.

SAID TRACTS ALSO DESCRIBED AS:

Part of the SW 1/4 SW 1/4 of Section 7, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, and more particularly described as follows:

From the Southwest corner of Section 7, Township 15 North, Range 11 East; thence N 00°95'59" W (assumed bearing) along the West line of the SW 1/4 of said Section 7 a distance of 1224.36 feet; thence N 90°00'00" E a distance of 375.75 feet; thence S 85°05'12" E a distance of 120.66 feet; thence S 00°05'25" E a distance of 208.31 feet to the point of beginning; thence continuing S 00°05'25" E a distance 140.00 feet; thence S 90°00'00" W a distance of 134.94 feet; thence N 00°07'59" W a distance of 140.00 feet; thence N 90°00'00" E a distance of 135.04 feet to the point of beginning.