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NEBRASKA DOCUMENTARY	
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Date	January 6, 2003
\$	131.25 By <i>eam</i>

FILED

STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
 THIS 6th DAY OF January A.D. 2003
 AT 9:07 O'CLOCK A M AND RECORDED IN BOOK
 386 AT PAGE 832-833

COUNTY CLERK *Charlotte & Petersen*
 DEPUTY *James Madsen*

Recorded _____
 General _____
 Numerical _____
 Photostat _____
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03 JAN -6 AM 9:07

CHARLOTTE L. PETERSEN
 WASHINGTON COUNTY CLERK
 BLAIR NEBR

WARRANTY DEED

BRUCE G. SCHMIDT and BRENDA L. SCHMIDT, husband and wife, GRANTORS, in consideration of VALUABLE CONSIDERATION AND ONE DOLLAR AND NO/100THS DOLLARS (\$1.00) received from GRANTEE, RIVER WANDER, LLC, convey to GRANTEE, the following-described real estate (as defined in R.R.S 1943 §76-201):

See Exhibit "A"

GRANTORS covenant (jointly and severally) with GRANTEE that GRANTORS:

- (1) are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

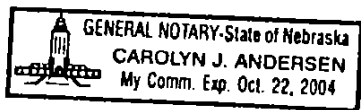
Dated this 30th day of December, 2002.

Bruce G. Schmidt
 BRUCE G. SCHMIDT

Brenda L. Schmidt
 BRENDA L. SCHMIDT

STATE OF NEBRASKA)
) ss
 COUNTY OF DODGE)

The foregoing instrument was acknowledged before me on the 30th day of December, 2002 by BRUCE G. SCHMIDT and BRENDA L. SCHMIDT.



Carolyn J. Andersen
 Notary Public

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BRUCE SCHMIDT RIVER SURVEY

Legal Description of Parcel from Bruce Schmidt

Meridian Development Services, Inc.

October 20, 2002

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF TAX LOT 22, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL LOCATED IN SECTION 3, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE SIXTH P.M., WASHINGTON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3, THIS ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 22, AND ASSUMING THE NORTH LINE OF SAID WEST HALF SOUTHEAST QUARTER TO BEAR S89°44'48"W; THENCE S00°38'00"E ON THE EAST LINE OF SAID WEST HALF SOUTHEAST QUARTER, A DISTANCE OF 2576.02 FEET TO A POINT 115.84 FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF SOUTHEAST QUARTER, THIS BEING THE TRUE POINT OF BEGINNING; THENCE S89°22'00"W PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 72.70 FEET; THENCE N61°51'15"W, A DISTANCE OF 861.56 FEET; THENCE N39°07'50"W, A DISTANCE OF 625.88 FEET; THENCE N13°45'32"W, A DISTANCE OF 430.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID POINT BEING 74.07 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER SOUTHWEST QUARTER; THENCE CONTINUING N13°45'32"W, A DISTANCE OF 428.71 FEET; THENCE N51°47'04"W, A DISTANCE OF 174.03 FEET; THENCE N75°32'44"W, A DISTANCE OF 193.98 FEET; THENCE S85°21'41"W, A DISTANCE OF 909.96 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER SOUTHWEST QUARTER, SAID POINT BEING 756.03 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SOUTHWEST QUARTER; THENCE S00°36'23"E ON SAID WEST LINE, A DISTANCE OF 567.71 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER SOUTHWEST QUARTER; THENCE CONTINUING S00°36'23"E ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 37.68 FEET TO THE CENTERLINE OF THE ELKHORN RIVER AS IT EXISTED ON MAY 22, 1985, AS DESCRIBED AND RECORDED IN DEED RECORD 152, PAGE 158 OF THE WASHINGTON COUNTY RECORDS; THENCE ON SAID CENTERLINE AS FOLLOWS; S72°52'10"E 571.25 FEET, S68°25'06"E 219.14 FEET, S55°21'40"E 399.62 FEET, S50°57'13"E 141.04 FEET, S36°20'24"E 251.07 FEET TO A POINT ON THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE S00°38'04"E ON SAID WEST LINE, A DISTANCE OF 81.76 FEET TO THE NORTHWEST CORNER OF TAX LOT 24, THIS CORNER BEING 453.59 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST HALF SOUTHEAST QUARTER; THENCE S62°37'13"E ON THE NORTH LINE OF SAID TAX LOT 24, A DISTANCE OF 1010.19 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST HALF SOUTHEAST QUARTER, SAID POINT ALSO BEING THE EASTERLY CORNER OF SAID TAX LOT 24; THENCE S89°17'34"E ON SAID SOUTH LINE, A DISTANCE OF 423.46 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF SOUTHEAST QUARTER, THIS ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 22; THENCE N00°38'00"W ON THE EAST LINE OF SAID WEST HALF SOUTHEAST QUARTER, A DISTANCE OF 115.84 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 37.35 ACRES, MORE OR LESS.

Exhibit "A"
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