



BK 2239 PG 148-150



DEED 2003 05211

Nebr Doc Stamp Tax
<u>4-10-03</u> Date
\$ <u>5258.75</u>
By <u>CP</u>

REGISTERED
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

03 APR 10 PM 2:04

RECEIVED

RUSH

GENERAL WARRANTY DEED

Catholic Cemeteries of the Archdiocese of Omaha, a Nebraska Not For Profit Corporation, a/k/a Catholic Cemeteries - Archdiocese of Omaha, a Nebraska Not For Profit Corporation, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, to Village West LLC, a Nebraska Limited Liability Company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit A attached and incorporated herein.

GRANTOR covenants with GRANTEE that GRANTOR:

(1) is lawfully seised of such real estate and that it is free from encumbrances, except (i) Notice of Filing of Corridor Designation Protection filed in Book 736 Page 371 of the records of the Douglas County Register of Deeds, (ii) Access Restrictions contained in (a) Return of Appraisers filed in Book 871 Page 505 of the records of the Douglas County Register of Deeds and (b) Warranty Deed filed December 2, 2002 in Book 2228 Page 47 of the records of the Douglas County Register of Deeds, (iii) the lien of the 2002 real estate taxes which have been prorated, (iv) easement (a) granted to SID No. 398 as set forth in Book 1166 Page 187 of the records of the Douglas County Register of Deeds, (b) granted to County of Douglas, State of Nebraska as set forth in Book 1211 Page 275 of the records of the Douglas County Register of Deeds, and (c) granted to City of Omaha and SID No. 438 as set forth in Book 1335 Page 448 of the records of the Douglas County Register of Deeds and iv) the state of facts and conditions an accurate survey would depict.

(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: April 7, 2003.

Catholic Cemeteries of the Archdiocese of Omaha

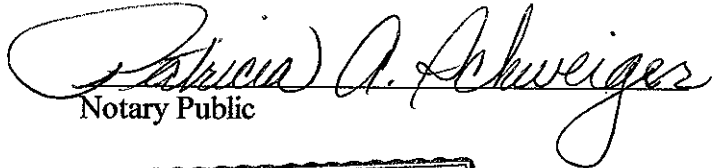
By: Elden F. Curtiss
Elden F. Curtiss, President

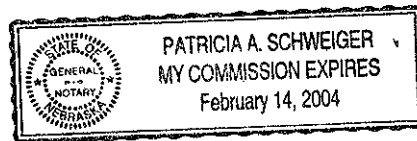
Deed 01-60660

FEE	<u>15.00</u>	FB	<u>21.15.11</u>	COMP	<u>IV</u>
BKP	<u>21.15.11</u>	CO	<u>IV</u>	SCAN	<u>IV</u>
DEL	<u>IV</u>	SCAN	<u>IV</u>	IV	<u>IV</u>

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on April 7, 2003 by Elden F. Curtiss, President of Catholic Cemeteries of the Archdiocese of Omaha, a Nebraska Not For Profit Corporation on behalf of the Corporation.


Notary Public



LEGAL DESCRIPTION

THAT PART OF THE NW 1/4 OF SECTION 21, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW 1/4; THENCE N87°51'11"E (ASSUMED BEARING) 50.00 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE EAST LINE OF 180TH STREET AND THE POINT OF BEGINNING; THENCE N02°33'11"W 1787.86 FEET ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NW 1/4 AND ON THE EAST LINE OF 180TH STREET TO THE SOUTH LINE OF WEST DODGE ROAD; THENCE EASTERLY ON THE SOUTH LINE OF WEST DODGE ROAD ON THE FOLLOWING DESCRIBED EIGHT COURSES; THENCE N27°32'17"E 116.24 FEET; THENCE N00°29'59"E 255.66 FEET; THENCE N59°38'55"E 467.69 FEET; THENCE N86°43'30"E 495.19 FEET; THENCE S64°39'41"E 92.45 FEET; THENCE N54°10'33"E 295.74 FEET; THENCE N87°51'52"E 574.17 FEET; THENCE S75°26'15"E 124.81 FEET; THENCE S84°50'22"W 455.84 FEET; THENCE SOUTHWESTERLY ON A 371.82 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S71°32'12"W, CHORD DISTANCE 171.12 FEET, AN ARC DISTANCE OF 172.67 FEET; THENCE S58°14'00"W 134.99 FEET; THENCE S31°46'00"E 300.00 FEET; THENCE S02°53'01"W 580.00 FEET; THENCE S10°43'18"W 681.30 FEET ; THENCE S16°12'10"E 102.78 FEET; THENCE S10°43'18"W 149.75 FEET; THENCE S02°08'49"E 573.11 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE S87°57'11"W 1186.29 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PART OF THE NW 1/4 OF SECTION 21, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID NW 1/4; THENCE N02°33'03"W (ASSUMED BEARING) 992.39 FEET ON THE EAST LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING; THENCE S87°26'57"W 316.65 FEET; THENCE N34°16'28"W 356.96 FEET; THENCE N55°43'32"E 85.35 FEET; THENCE NORTHEASTERLY ON A 621.59 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N66°53'47"E, CHORD DISTANCE 240.85 FEET, AN ARC DISTANCE OF 242.38 FEET; THENCE NORTHEASTERLY ON A 947.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N82°22'51"E, CHORD DISTANCE 142.46 FEET, AN ARC DISTANCE OF 142.59 FEET; THENCE NORTHEASTERLY ON A 1384.86 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N88°01'32"E, CHORD DISTANCE 64.33 FEET, AN ARC DISTANCE OF 64.33 FEET TO THE EAST LINE OF SAID NW 1/4; THENCE S02°33'03"E 445.00 FEET ON THE NON-TANGENT EAST LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.