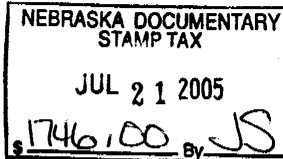


FILED SARPY CO. NE.
INSTRUMENT NUMBER
2005-25494

2005 JUL 21 P 3:24 P

Glenn J. Dowling
REGISTER OF DEEDS



COUNTER JS C.E. P
VERIFY JS D.E. P
PROOF JS
FEES \$ 10.30
CHECK# 117486
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

SPECIAL WARRANTY DEED

Mary Jean McManus, a single person and Barbara Timmerman, a single person

Grantor, whether one or more, in consideration of SEVEN HUNDRED SEVENTY-FIVE THOUSAND FIVE & 00/100 (\$775,005.00) receipt of which is hereby acknowledged, conveys to B.H.I. Investments Co.

the following described real estate (as defined in Neb. Rev. Stat. ss 76-201) in County, NE
See Exhibit "A" Legal Description Attached.

Grantee, whether on or more,
Sarpy

Grantor covenants (jointly and severally if more than one) with Grantee that Grantor:

(1) is lawfully seized of such real estate and that it is free from all encumbrances

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

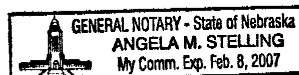
Executed: 7/15/05

Mary Jean McManus
Mary Jean McManus

Barbara Timmerman
Barbara Timmerman

STATE OF Nebraska
COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 15th day of July 2, 2005 by Mary Jean McManus, a single person and Barbara Timmerman, a single person



Angela M. Stelling
NOTARY PUBLIC
My Commission Expires: 2/8/07
05001185-1002

BTC

2005-25494 A

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 14, AND ALSO PART OF TAX LOT 8, A TAX LOT LOCATED IN THE NORTH 1/2 OF THE SE 1/4 OF SAID SECTION 14, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF SECTION 14, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 8; THENCE N02°36'41"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE 1/4 OF SECTION 14, A DISTANCE OF 989.51 FEET TO THE SOUTHWEST CORNER OF TAX LOT 5, A TAX LOT LOCATED IN SAID NE 1/4 OF SECTION 14; THENCE N88°48'20"E ALONG THE SOUTH LINE OF SAID TAX LOT 5, AND ALSO ALONG THE SOUTH LINE OF TAX LOT 6, A TAX LOT LOCATED IN SAID NE 1/4 OF SECTION 14, A DISTANCE OF 2437.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50; THENCE S02°18'12"E ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, A DISTANCE OF 576.00 FEET TO A POINT ON THE NORTH LINE OF SAID TAX LOT 2; THENCE S16°42'17"E ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, A DISTANCE OF 160.58 FEET; THENCE S03°54'14"E ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, A DISTANCE OF 258.53 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4 OF SECTION 14, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 8; THENCE S88°50'52"W ALONG SAID SOUTH LINE OF THE NE 1/4 OF SECTION 14, SAID LINE ALSO BEING SAID NORTH LINE OF TAX LOT 8, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, A DISTANCE OF 96.07 FEET; THENCE S05°12'38"E ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 50, A DISTANCE OF 330.67 FEET TO A POINT ON THE SOUTH LINE OF SAID TAX LOT 8, SAID LINE ALSO BEING THE NORTH LINE OF TAX LOT 7, A TAX LOT LOCATED IN SAID SE 1/4 OF SECTION 14; THENCE S86°50'53"W ALONG SAID SOUTH LINE OF TAX LOT 8, SAID LINE ALSO BEING SAID NORTH LINE OF TAX LOT 7, A DISTANCE OF 2399.31 FEET TO A POINT ON THE WEST LINE OF SAID SE 1/4 OF SECTION 14, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 8, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 7; THENCE N02°38'35"W ALONG SAID WEST LINE OF THE SE 1/4 OF SECTION 14, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 8, A DISTANCE OF 330.48 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,215,295 SQUARE FEET OR 73.813 ACRES, MORE OR LESS.

LEGEND

HIGHWAY NO. 50

STATE OF
NEBRASKA
4-29104