

BK 2224 PG 302-303



DEED 2002 15103

Nebr Doc
Stamp Tax

10-16-02

Date

\$ 1,470.⁰⁰

By

*SK*RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2002 OCT 16 PM 12:26

RECEIVED

WARRANTY DEED

Kenneth J. Hagen, Jr. and Julie Hagen, Husband and Wife, herein called Grantor whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, does grant, bargain, sell, convey and confirm unto **Maple Valley, L.L.C.**, a Nebraska limited liability company, the following-described real estate:

The North 20.36 acres of the West ½ of the Northwest Quarter of Section 10, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, lying South of the South Right-of-Way line of State Highway #64 and more particularly described as follows: Commencing at the Northwest corner of said Section 10; thence South 02°35'57"E along the West line of said Section 10 a distance of 378.74 feet to the point of beginning; thence continuing South 02°35'57"E along the West line of said Section 10 a distance of 407.06 feet; thence N87°42'58"E a distance of 1321.97 feet to a point on the East line of said West ½ of the Northwest Quarter of Section 10; thence N02°34'30" W along the East line of the said West ½ of the Northwest Quarter of Section 10 a distance of 685.50 feet to a point on Southerly Right-of-Way line of State Highway #64, said point being 100.30 feet Southerly from the Northeast corner of said West ½ of the Northwest Quarter of Section 10; thence S85°48'54"W along the Southerly Right-of-Way line of State Highway #64, a distance of 727.50 feet to a point, said point being 124.45 feet Southerly from the North line of said Section 10; thence N87°13'17"W along the Southerly Right-of-Way line of State Highway #64 a distance of 516.96 feet to a point, said point being 78.84 feet Southerly from the North line of said Section 10; thence S12°21'56"W along the Southerly Right-of-Way line of State Highway #64 a distance of 309.97 feet to the point of beginning, except the West 33 feet for 168th Street commonly known as 16601 West Maple Road, Omaha, Nebraska 68116.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;

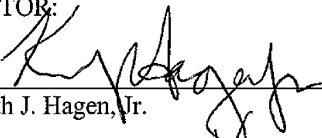
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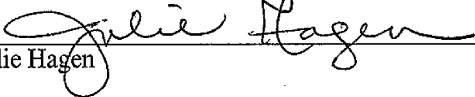
Deed
FEE 1050 FB 01-60000
BKP 10-16-11 C/O COMP
DEL SCAN P2 FV

2. Has legal power and lawful authority to convey the same;
3. Will warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED this 1st day of January, 2001.

GRANTOR:


Kenneth J. Hagen, Jr.


Julie Hagen

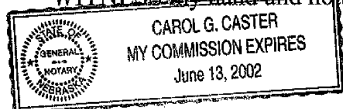
STATE OF NEBRASKA

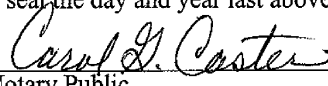
COUNTY OF DOUGLAS

} ss:

On this 1st day of January, 2001, before me, the undersigned, a Notary Public in and for said county, personally came Kenneth J. Hagen, Jr., to me personally known to be the identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his voluntary act and deed for the purposes therein contained.

WITNESS my hand and notarial seal the day and year last above written.




Notary Public

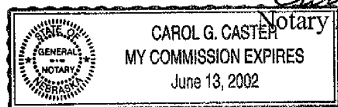
STATE OF NEBRASKA

COUNTY OF DOUGLAS

} ss:

On this 1st day of January, 2001, before me, the undersigned, a Notary Public in and for said county, personally came Julie Hagen, to me personally known to be the identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his/her voluntary act and deed for the purposes therein contained.

WITNESS my hand and notarial seal the day and year last above written.




Notary Public