



BK 2238 PG 044-044



DEED 2003 04523

Nebr Doc
Stamp Tax
\$ 12.25
Date 3/31/03
By *[Signature]*

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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FEE 5.00 FB
BKP 24.6100 Y COMP
DEL SCAN CR FV

WARRANTY DEED

SACHS FARMS, L.L.C., a Nebraska limited liability company, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to **PALMER FIVE LIMITED**, a Nebraska limited partnership, Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Douglas County, Nebraska:

A part of the South Half of the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of the South Half of the Southeast Quarter of said Section 24; thence North 00° 06' 50" East (assumed bearing) for 33.00 feet along the West line of the South Half of the Southeast Quarter to the North right-of-way line of State Street and the true point of beginning; thence continuing North 00° 06' 50" East for 740.04 feet along the said West line of the South Half of the Southeast Quarter; thence North 56° 41' 11" East for 26.96 feet; thence South 00° 06' 50" West for 756.49 feet parallel with and 25.00 feet East of the said West line of the South Half of the Southeast Quarter; thence North 89° 59' 37" West for 25.00 feet along said North right-of-way line of State Street to the point of beginning, containing 0.43 acres.

Grantor covenants with Grantee that Grantor:

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

Executed this 25 day of March 2003.

SACHS FARMS, L.L.C.

By: *Charles Sachs*
Title: *President*

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 25 day of March 2003, by *Charles Sachs*, who is known to me to be *President* of Sachs Farms, L.L.C., a Nebraska limited liability company, and he acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said limited liability company.

GENERAL NOTARY - State of Nebraska
MARCY KNOBBE
My Comm. Exp. March 20, 2008

My commission expires: 3-20-2006

Notary Public *Marcy Knobbe*

1431 - *OT*
5.50