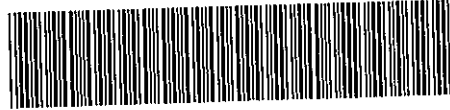


2139 116 DEED



16985 99 116-117

Nebr Doc Stamp Tax

12-30-99
Date

\$0766
By

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 DEC -3 PM 3:53

RECEIVED

WARRANTY DEED

Edward C. Miller, a married person, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to MILLER ENTERPRISES, L.L.C., a Nebraska limited liability company, Grantee, the following described real estate (as defined in NEB. REV. STAT. §76-201) in Douglas County, Nebraska:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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

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

Transferor is exempt from documentary stamp tax pursuant to NEB. REV. STAT. § 76-902(5)(b).

Dated effective September 13, 1999.

16985F

FEE 10.00 FB 01.600000

BKP 30.16.108 COMP P

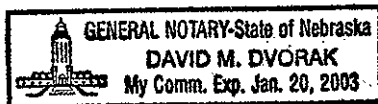
DEL 86 SCAN 9 FV 10

Edward C. Miller, Grantor

Berniece Miller (spouse signs only to convey any marital interest)

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing was acknowledged before me on September 14, 1999 by Edward C. Miller as Grantor and by Berniece Miller as spouse signing to convey any marital interest



Notary Public

CJR

KOLEY, JESSEN, DAUBMAN & RUPPER, P.C.
One Pacific Plaza, Suite 800
1125 South 103 Street
Omaha, NE 68124

EXHIBIT A

LEGAL DESCRIPTION

That part of the Southwest Quarter of Section 30, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Commencing at the southwest corner of the Southwest Quarter of Section 30;

Thence North 89°31'26" East (assumed bearings) for 40.00 feet along the south line of the Southwest Quarter of Section 30 to the east right of way line of 276th Street and the TRUE POINT OF BEGINNING;

Thence north along the east right of way line of 276th Street for the next nine courses:

- 1) Thence North 00°21'00" West for 1003.81 feet;
- 2) Thence North 89°43'25" East for 25.32 feet;
- 3) Thence North 01°20'04" East for 230.77 feet;
- 4) Thence North 10°34'22" West for 180.84 feet;
- 5) Thence North 00°21'00" West for 302.26 feet;
- 6) Thence North 11°34'18" East for 102.10 feet;
- 7) Thence North 01°13'32" West for 104.33 feet;
- 8) Thence North 89°16'57" West for 19.51 feet;
- 9) Thence North 00°21'00" West for 727.05 feet to the north line of the Southwest Quarter of Section 30;

Thence North 89°33'55" East for 610.92 feet along said north line of the Southwest Quarter of Section 30 to the southwest right of way line of U.S. Highway 275;

Thence South 45°37'06" East for 654.48 feet along said southwest right of way line;

Thence South 45°02'04" East for 1735.10 feet along said southwest right of way line to the east line of the Southwest Quarter of Section 30;

Thence South 00°36'55" East for 947.90 feet along the east line of the Southwest Quarter of Section 30 to the southeast corner thereof;

Thence South 89°31'26" West for 19.94 feet along the south line of the Southwest Quarter of Section 30;

Thence North 00°11'45" East for 160.05 feet;

Thence South 89°32'38" West for 272.00 feet;

Thence South 00°11'44" West for 160.15 feet to the south line of the Southwest Quarter of Section 30;

Thence South 89°31'26" West for 2008.45 feet along the south line of the Southwest Quarter of Section 30 to the Point of Beginning.

Contains 105.51 acres.

NE
NW } SW
SE
SW }

TOGETHER WITH LEGAL DESCRIPTION

That part of the Government Lot 1, (also referred to as the Northwest Quarter of the Northwest Quarter) of Section 31, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Commencing at the northwest corner of Government Lot 1 of Section 31;

Thence North 89°31'26" East for 40.00 feet along the north line of Government Lot 1 of Section 31 to the east right of way line of 276th Street;

Thence North 89°31'26" East for 977.94 feet along the north line of Government Lot 1 of Section 31 to the northeast corner thereof;

Thence South 00°24'56" East for 1154.03 feet along the east line of Government Lot 1 of Section 31;

Thence North 88°03'58" West for 455.30 feet;

Thence North 53°59'22" West for 246.52 feet;

Thence North 00°19'06" West for 615.40 feet;

Thence South 89°37'13" West for 326.23 feet to the east right of way line of 276th Street;

Thence North 00°20'06" West for 372.35 feet along said east right of way line to the Point of Beginning.

Contains 19.56 acres.

NW NW