



BK 2235 PG 569-571



DEED 2003 03077

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Stamp Tax.

3-7-03

Date

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By

CP

REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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3 BKP 31-15-11 C/O COMP
1 DEL SCAN FV

KNOW THAT ALL MEN BY THESE PRESENTS THAT I or WE, Ruby A.

Glover, a single person; Harlan A. Custard, Trustee of the Harlan A. Custard Trust created February 13, 2003; Lorna J. Witt and Terry Witt, wife and husband; and Bernice E. Seefus and Larry M. Seefus, Co-Trustees of the Bernice E. Seefus Funnel Trust, GRANTOR(s) herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey, and confirm unto Copperfields, L.L.C., a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Douglas County, NE:

See Exhibit "A" Attached Hereto for Legal Description. (PARCEL 1)

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; that they are free from all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed March 4, 2003

Ruby A. Glover
Ruby A. Glover, a single person

Harlan A. Custard, Trustee of the Harlan A.
Custard Trust created February 13, 2003

Harlan A. Custard
by Harlan A. Custard, Trustee

Lorna J. Witt
Lorna J. Witt

Terry Witt
Terry Witt

Bernice E. Seefus and Larry M. Seefus, Co-
Trustees of the Bernice E. Seefus Funnel Trust

Bernice E. Seefus
by Bernice E. Seefus, Co-Trustee

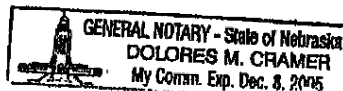
Larry M. Seefus
Larry M. Seefus, Co-Trustee

82 362W 10
15.50
WALK THROUGH

State of Nebraska
County of Douglas

The foregoing instrument was acknowledged before me this 4th day of March, 2003 by Ruby A. Glover, a single person.

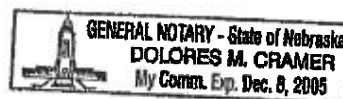
Dolores M. Cramer
Notary Public



State of Nebraska
County of Douglas.

The foregoing instrument was acknowledged before me this 4th day of March, 2003 by Harlan A. Custard, Trustee of the Harlan A. Custard Trust dated February 13, 2003.

Dolores M. Cramer
Notary Public



State of Nebraska
County of Douglas

The foregoing instrument was acknowledged before me this 4th day of March, 2003 by Lorna J. Witt and Terry Witt, husband and wife

Dolores M. Cramer
Notary Public



State of Nebraska
County of Douglas.

The foregoing instrument was acknowledged before me this 4th day of March, 2003 by Bernice E. Seefus and Larry M. Seefus, Co-Trustees of the Bernice E. Seefus Funnell Trust.

Dolores M. Cramer
Notary Public

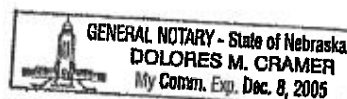


EXHIBIT "A"**LEGAL DESCRIPTION**

Attached to and forming a part of file number: OTW82362

Parcel 1

West half of the Southwest Quarter of Section 31, Township 15 North, Range 11 East of the 6th Principal Meridian, Douglas County, Nebraska, EXCEPT that part taken for road purposes.

The ~~above~~ Parcels 1 and 2 being more particularly described as follows: The Southwest Quarter of Section 31, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, EXCEPT the South 153 feet of the East 100 feet; AND ALSO EXCEPT that part taken for roads, the remaining part described by metes and bounds as follows: COMMENCING at the Northwest corner of the Southwest Quarter of Section 31, Thence North 87°16'43" East for 107.71 feet along the North line of the Southwest Quarter to the East right of way line of 204th Street (US Highway 6 / State Highway 31) and the TRUE POINT OF BEGINNING; Thence continuing North 87°16'43" East for 2446.56 feet along said North line to the Northeast corner of the Southwest Quarter of Section 31; thence South 02°22'27" East for 2488.32 feet along the East line of the Southwest Quarter of Section 31, thence South 87°19'25" West for 100.81 feet; thence South 02°39'51" East for 152.80 feet to the South line of the Southwest Quarter of Section 31; thence South 87°20'12" West for 1433.16 feet along said South line; thence North 02°38'55" West for 77.80 feet to the North right of way line of "F" Street; thence South 87°09'59" West for 941.84 feet along said North right of way line to the said East right of way line of 204th Street; thence North 01°51'07" West for 1881.97 feet along said East right of way line to an angle point therein; thence North 01°23'33" West for 682.02 feet along said East right of way line to the POINT OF BEGINNING.