

91-20856

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WARRANTY DEED

FRANK R. KREJCI, Grantor, in consideration of One Dollar and other valuable consideration (\$1.00), receipt of which is hereby acknowledged, conveys to F & J ENTERPRISES, INC., a Nebraska corporation, Grantee, the following described real estate in Sarpy County, Nebraska:

SEE ATTACHED EXHIBIT "A"

Grantor covenants jointly and severally with Grantee that Grantors

- (1) are lawfully seized of such real estate and that it is free from encumbrances excepting restrictions, reservations, and easements of record and Greenbelt recapture tax;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend the title to the real estate against the lawful claim of all persons.

EXECUTED:

Frank R. Krejci
Frank R. Krejci

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on November 30, 1991 by Frank R. Krejci.

Sharon Judzinska
Notary Public

FILED SAARF
INSTRUMENT NUMBER
91-20856

91 DEC 30 PM 1:43

(Case v. Grantor)
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX
DEC 30 1991
\$45 BY [Signature]

GENERAL WARRANTY of Nebraska
SHARON JUDZINSKA
Notary Public, Exp. June 16, 1995

Proof me
D.E. [Signature]
Verify [Signature]
Filed [Signature]
Checked [Signature]
Fee \$ 10.50

20856

LEGAL DESCRIPTION

PARCEL 1: Tax Lot 5A1 and Tax Lot 5B, Tax Lots located in the Southeast Quarter (SE1/4) of Section 13, Township 14 North, Range 11 East of the 6th P.M., in Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 13; thence South 89°49'30" West (assumed bearing), along the North line of said Southeast Quarter of Section 13, a distance of 295.13 feet, to the Northeast corner of said Tax Lot 5A1, said point also being the Point of Beginning; thence South 01°00'04" East, along the East line of said Tax Lot 5A1, a distance of 925.46 feet, to the Southwest corner of Tax Lot 5B, a Tax Lot located in said Southeast Quarter of Section 13; thence North 88°59'56" East, along the South line of said Tax Lot 5B, a distance of 262.10 feet to a point on the West right-of-way line of 132nd Street; thence South 01°00'04" East, along said West right-of-way line of 132nd Street, a distance of 674.94 feet, to the point of intersection of said West right-of-way line of 132nd Street and the Northwesterly right-of-way line of U.S. Interstate Highway No. 80; thence along said Northwesterly right-of-way line of U.S. Interstate Highway No. 80 on the following described courses; thence South 88°51'56" West, a distance of 3.10 feet; thence South 09°16'21" West, a distance of 373.64 feet; thence South 39°48'39" West, a distance of 245.29 feet, to the point of intersection of said Northwesterly right-of-way line of U.S. Interstate Highway No. 80 and the Northerly right-of-way line of the Chicago, Burlington and Quincy Railroad; thence along said Northwesterly right-of-way line of the Chicago, Burlington and Quincy Railroad on the following described courses; thence North 70°54'42" West, a distance of 2,058.21 feet; thence North 71°22'27" West, a distance of 265.20 feet; thence Northwesterly, on a curve to the left with a radius of 5,506.74 feet, a distance of 210.27 feet, said curve having a long chord which bears North 73°23'30" West, a distance of 210.26 feet, to a point on the West line of said Southeast Quarter of Section 13; thence North 00°50'10" West, along said West line of the Southeast Quarter of Section 13, a distance of 1,324.60 feet, to the Northwest corner of said Southeast Quarter of Section 13; thence North 89°49'30" East, along the North line of said Southeast Quarter of Section 13, a distance of 2,356.98 feet, to the Point of Beginning.

PARCEL 2: Part of Tax Lot 15B, a Tax Lot located in the Northwest Quarter (NW1/4) of Section 13, Township 14 North, Range 11 East of the 6th P.M., in Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter of Section 13; thence North 89°49'30" East (assumed bearing), along the South line of said Northwest Quarter of Section 13, a distance of 194.50 feet, to the point of intersection of the East right-of-way line of State Highway No. 50 and said South line of the Northwest Quarter of Section 13; thence North 00°18'12" West, along said East right-of-way line of State Highway No. 50, a distance of 30.00 feet, to the Point of Beginning; thence continuing North 00°18'12" West, along said East right-of-way line of State Highway No. 50, a distance of 30.00 feet, to a point on the South line of Stonybrook South, a Subdivision located in said Northwest Quarter of Section 13; thence North 89°49'30" East, along said South line of Stonybrook South, a distance of 2,043.91 feet, to the Southeast corner of Lot 22, Stonybrook South; thence South 00°48'47" East, along the East line of said Tax Lot 15B, a distance of 30.00 feet; thence South 89°49'30" West, a distance of 2,044.17 feet, to the Point of Beginning.