

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2005-31240

2005 AUG 29 P 1:54 8

Shirley J. Bowring
REGISTER OF DEEDS

COUNTER 5 C.E. P
VERIFY 2 D.E. P
PROOF JA
FEES \$ 10.50
CHECK# _____
CHG AB DASH _____
REFUND _____ CREDIT _____
SHORT _____ NOR _____

MEMORANDUM OF LEASE AND OPTION AGREEMENT

This Memorandum of Lease is entered into this 22 day of August 2005 by and between Raymond Hunter and Sandra Hunter, husband and wife having a mailing address of 8820 Valley View Drive, LaVista, NE 68128 (hereinafter referred to as "Landlord") and Kenneth W. Tex and Stephanie Tex, husband and wife having a mailing address of 13400 South 96th Street, Papillion, NE 68046 (hereinafter referred to as "Tenant").

1. Landlord and Tenant entered into a certain Lease Agreement with Option to Purchase ("Agreement") on the 22 day of August 2005.
2. The term of the Agreement is for a term of one hundred (100) years commencing on the 1st day of September 2005 and ending on the 1st day of September 2105.
3. The portion of the land being leased to Tenant (the "Premises") is described as follows:

The East ½ of the SE ¼ of the SW ¼ of Section 4, Township 12 North, Range 11, East of the 6th P.M. Sarpy County, Nebraska except that part of the East ½ of the SE ¼ of the SW ¼ of Section 4, Township 12 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows: beginning at the SW corner of said East ½; thence N 00°06'54" W (assumed bearing) 327.90 feet on the West line of said E ½; thence N 89°46'32" E 658.48 feet to the East line of said E ½; thence S 00°04'56" E 328.68 feet on the East line of said E ½ to the SE corner thereof; thence S 89°50'38" W 658.29 feet on the South line of said East ½ to the point of beginning

4. Said Agreement provides the Tenant an option to purchase the Premises during the term of the Agreement.
5. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease Agreement with Option to Purchase as of the day and year first above written.

RETURN TO
ADAMS & SULLIVAN
1246 Golden Gate Drive, Ste. 1
PAPILLION, NEBRASKA 68046

31240

2005-31240A

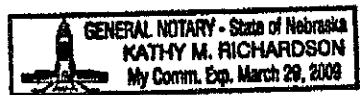
Raymond Hunter
Raymond Hunter, Landlord

Sandra Hunter
Sandra Hunter, Landlord

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

On this 22nd day of August 2005, before me, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Raymond Hunter and Sandra Hunter, known to me to be the identical persons whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

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



Kathy M. Richardson
Notary Public

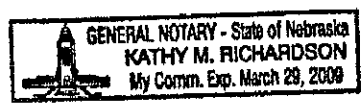
Kenneth Tex
Kenneth Tex, Tenant

Stephanie Tex
Stephanie Tex, Tenant

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

On this 22nd day of August 2005, before me, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Kenneth Tex and Stephanie Tex, known to me to be the identical person whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

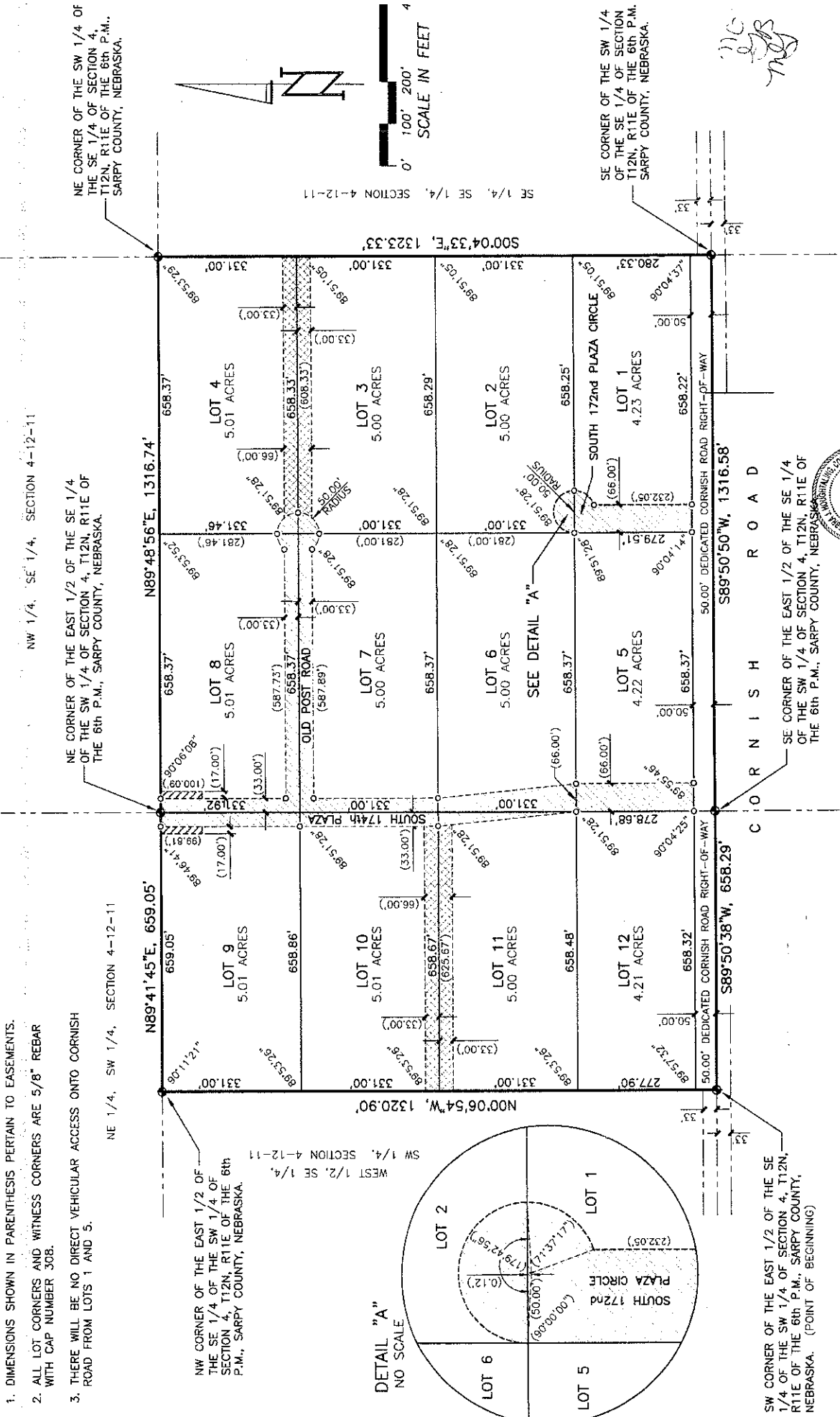
WITNESS my hand and notarial seal the day and year last above written.



Kathy M. Richardson
Notary Public

NOTES:

1. DIMENSIONS SHOWN IN PARENTHESIS PERTAIN TO EASEMENTS.
2. ALL LOT CORNERS AND WITNESS CORNERS ARE 5/8" REBAR WITH CAP NUMBER 308.
3. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO CORNISH ROAD FROM LOTS 1 AND 5.



APPROVAL OF SARPY COUNTY PLANNING DIRECTOR
 THIS PLAT OF CORNISH ACRES WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS 4 DAY OF April, 2007.

Richard Houck
 RICHARD HOUCK, AICP PLANNING DIRECTOR

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
 THIS PLAT OF CORNISH ACRES WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS 20 DAY OF March, 2007.

Paul Ford
 CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

LEGEND

- WITNESS CORNER SET AT THE OUTER LIMITS OF THE INGRESS AND EGRESS EASEMENT
- INGRESS AND EGRESS EASEMENT (SEE RECORDED INSTRUMENT)
- ▨ TEMPORARY TURN-A-ROUND EASEMENT (SEE RECORDED INSTRUMENT)
- ▤ INGRESS AND EGRESS EASEMENT (SEE RECORDED INSTRUMENT)

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS
 COUNTER: 411 FILED FOR RECORD 4-23-07 AT 9:53 AM

VERIFY GM D.E. GA
 PROOF PH
 FEES \$ 21.50
 CHECK # 1066
 CHARGE _____ CASH _____
 REFUND _____ CREDIT _____

INSTRUMENT # 2007-11628

LLOYD J. DOWDING
 REGISTER OF DEEDS SARPY COUNTY, NE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS OR A WITNESS THERETO WITHIN SAID SUBDIVISION TO BE KNOWN AS CORNISH ACRES, LOTS 1 THRU 12, INCLUSIVE, BEING A PLATTING OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/2 TOGETHER WITH THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T12N, R11E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; THENCE N00°06'54"W (ASSUMED BEARING) 1320.90 FEET ON THE WEST LINE OF SAID EAST 1/2 TO THE NW CORNER THEREOF; THENCE N89°41'45"E 659.05 FEET ON THE NORTH LINE OF SAID EAST 1/2 TO THE NE CORNER THEREOF; THENCE N89°48'56"E 1316.74 FEET ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4 TO THE NE CORNER THEREOF; THENCE S00°04'33"E 1323.33 FEET ON THE EAST LINE OF SAID SW 1/4 TO THE SE CORNER THEREOF; THENCE S89°50'50"W 1316.58 FEET ON THE SOUTH LINE OF SAID SW 1/4 TO THE SW CORNER THEREOF; THENCE S89°50'38"W 658.29 FEET ON THE SOUTH LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4 TO THE POINT OF BEGINNING.



MARCH 17, 2007
 DATE:

JAMES D. WARNER,
 NEBRASKA R.L.S. 308

DEDICATION

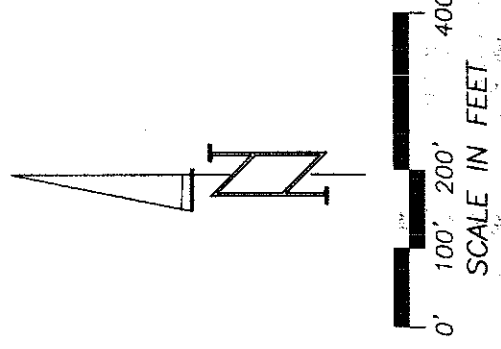
KNOWN ALL MEN BY THESE PRESENTS: THAT WE KENNETH TEX AND STEPHANIE TEX, HUSBAND AND WIFE, RAYMOND HUNTER AND SANDRA HUNTER, HUSBAND AND WIFE AND KEVIN RICE AND LORI RICE, HUSBAND AND WIFE, BEING OWNERS, AND AMERICAN NATIONAL BANK AND FIRST STATE BANK, BEING THE MORTGAGE HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CORNISH ACRES, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE CORNISH ROAD RIGHT-OF-WAY AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE INGRESS AND EGRESS EASEMENTS AS SHOWN HEREON AND A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL SIDE LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LINES OF ALL LOTS; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

AMERICAN NATIONAL BANK

STEPHANIE TEX

BY: Stephanie Tex

NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T12N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



1/4 SECTION 4-12-11

100°04'33"E, 1323.33'