

95-09990

WARRANTY DEED

THAT COTTONWOOD LIMITED PARTNERSHIP, L.T.D.,

a Nebraska limited partnership, in consideration of Ten (\$10.00) Dollars and Other Good and Valuable Consideration, received from grantees, does grant, bargain, sell, convey and confirm unto

Celebrity Homes, Inc.

herein called the grantee, whether one or more, the following described real property in Sarpy County, Nebraska:

See Exhibit "A" attached hereto

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor for itself and its successors does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance, except easements and restrictions of record; that grantor has good right and lawful authority to convey the same; and that the grantor warrants and will defend the title to said premises against the lawful claims of all persons whosoever.

Dated: June 29, 1995.

COTTONWOOD LIMITED PARTNERSHIP,  
L.T.D, A Nebraska Limited Partnership

By

*[Handwritten Signature]*  
General Partner

By

*[Handwritten Signature]*  
General Partner

STATE OF NEBRASKA, COUNTY OF Sarpy

The foregoing instrument was acknowledged before me on June 29, 1995, by Charles A. Pohl and Richard D. Brude, General Partners of COTTONWOOD LIMITED PARTNERSHIP, L.T.D., a Nebraska limited partnership, on behalf of the partnership.

Karen K. Keela  
Notary Public



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LEGAL DESCRIPTION

Tax Lot 2A2; and also part of Tax Lot 1A1A1A1; and also part of Tax Lot 2A3; all located in the NW 1/4 of Section 25, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Tax Lot 1C, a tax lot located in said NW 1/4 of Section 25; thence N88°26'31"E (assumed bearing), a distance of 48.77 feet; thence S31°23'40"E, a distance of 100.91 feet; thence Southwesterly on a curve to the right with a radius of 199.36 feet, a distance of 4.40 feet, said curve having a long chord which bears S59°14'16"W, a distance of 4.40 feet; thence S30°07'49"E, a distance of 165.86 feet; thence S73°40'14"W, a distance of 96.46 feet; thence S60°11'34"W, a distance of 107.36 feet; thence S12°01'45"E, a distance of 64.63 feet; thence S25°10'47"E, a distance of 106.94 feet; thence S42°42'12"E, a distance of 70.00 feet; thence S63°09'45"E, a distance of 52.50 feet; thence S01°17'32"E, a distance of 27.75 feet; thence S42°42'12"E, a distance of 73.00 feet; thence S47°17'48"W, a distance of 155.00 feet; thence S42°42'12"E, a distance of 23.80 feet; thence S47°17'48"W, a distance of 110.00 feet; thence S42°42'12"E, a distance of 211.20 feet; thence S47°17'48"W, a distance of 35.00 feet; thence S42°42'12"E, a distance of 110.00 feet; thence S47°17'48"W, a distance of 5.00 feet; thence S42°42'12"E, a distance of 175.53 feet; thence S72°26'54"E, a distance of 80.62 feet to the Northwest corner of Lot 132, Cotton-Wood 2nd Addition, a subdivision located in said NW 1/4 of Section 25; thence along the Westerly line of Lots 132 thru 135, Cotton-Wood 2nd Addition, on the following described courses; thence S42°42'12"E, a distance of 64.67 feet; thence S24°39'24"E, a distance of 59.13 feet; thence S10°32'52"E, a distance of 58.80 feet; thence N87°30'01"E, a distance of 30.20 feet; thence S00°10'09"E, a distance of 110.00 feet to the Southwest corner of said Lot 135, Cotton-Wood 2nd Addition, said point also being on the Northerly right-of-way line of Savannah Drive; thence S89°49'51"W along said Northerly right-of-way line of Savannah Drive, a distance of 65.97 feet to a point on the West right-of-way line of Savannah Drive; thence S00°10'09"E along said Westerly right-of-way line of Savannah Drive and the West line of Lot 136, said Cotton-Wood 2nd Addition, a distance of 187.01 feet to the Southwest corner of said Lot 136, Cotton-Wood 2nd Addition, said point also being on the South line of said Tax Lot 2A3; thence N89°58'17"W along said South line of Tax Lot 2A3, a distance of 995.35 feet to a point on the East line of Tax Lot 1A1B, a tax lot located in said NW 1/4 of Section 25; thence N00°57'53"W along said East line of Tax Lot 1A1B, a distance of 200.00 feet to the Southwest corner of Tax Lot 1A1A1B, a tax lot located in said NW 1/4 of Section 25; thence along the South line of said Tax Lot 1A1A1B on the following described courses; thence N90°00'00"E, a distance of 212.34 feet; thence Northeasterly on a curve to the left with a radius of 282.19 feet, a distance of 183.13 feet, said curve having a long chord which bears N71°24'28"E, a distance of 179.93 feet; thence N52°49'00"E, a distance 150.00 feet; thence Northeasterly on a curve to the left with a radius of 379.98 feet, a distance of 111.78 feet, said curve having a long chord which bears N44°23'22"E,

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a distance of 111.38 feet; thence N35°57'44"E, a distance of 15.62 feet to the Southeast corner of said Tax Lot 1A1A1B; thence N42°42'12"W along the East line of said Tax Lot 1A1A1B, a distance of 439.91 feet; thence N45°00'00"W along said East line of Tax Lot 1A1A1B, a distance of 80.00 feet to the Northeast corner of said Tax Lot 1A1A1B; thence N89°59'54"W along the North line of said Tax Lot 1A1A1B, a distance of 245.00 feet to a point on said East line of Tax Lot 1A1A1B, said point also being the Northwest corner of said Tax Lot 1A1A1B; thence N00°57'53"W along said East line of Tax Lot 1A1A1B and the West line of said Tax Lot 2A2, a distance of 855.12 feet to the Northwest corner of said Tax Lot 2A2; thence N90°00'00"E along the North line of said Tax Lot 2A2 and the South line of said Tax Lot 1C, a distance of 575.00 feet to the point of beginning.

Said tract of land contains an area of 23.552 acres, more or less.

#93026  
6/28/95

E & A CONSULTING GROUP  
5316 SOUTH 132ND STREET  
OMAHA, NE 68137

FILED JUN 30 1995  
INSTRUMENT NUMBER  
95-09990

95 JUN 30 PM 2:18

*Glenn J. [Signature]*  
REGISTERED DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
JUN 30 1995  
\$453.25 BY M.R.

Counter M.K.S  
Verify m  
D.E. J. [Signature]  
Proof [Signature]  
Film [Signature]  
Mail \_\_\_\_\_  
Fee # 15.50  
ck.  Cash  Chg