

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2003-20867
2003 APR 18 P 4:05

NEBRASKA DOCUMENTARY
STAMP TAX
APR 18 2003
\$278.75 by LM

Counter LM
Verify SM
D.E. AK
Proof D
Fee \$ 20.50
Ck Cash Chg
118132

Sharon J. Dunning
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, Eric Allan Petersen, a single person, 1/9 interest and Michael David Peterson and Melinda Dion Petersen, husband and wife, 1/9 interest and Mark Ernest Petersen and Josephine Ann Petersen, husband and wife, 1/9 interest and Lorraine P. Kersten and Ervin W. Kersten, wife and husband, 1/3 interest, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto Edgewater on the Park L.L.C., herein called the grantee whether one or more, the following described real property in Sarpy County, Nebraska:

See Attached Legal Description.

DAKOTA TITLE & ESCROW CO.

L-153110

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantee and to grantee's heirs and assigns forever.
And the grantor 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 covenants, easements and restrictions of record; 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.

Dated: 4-11-03

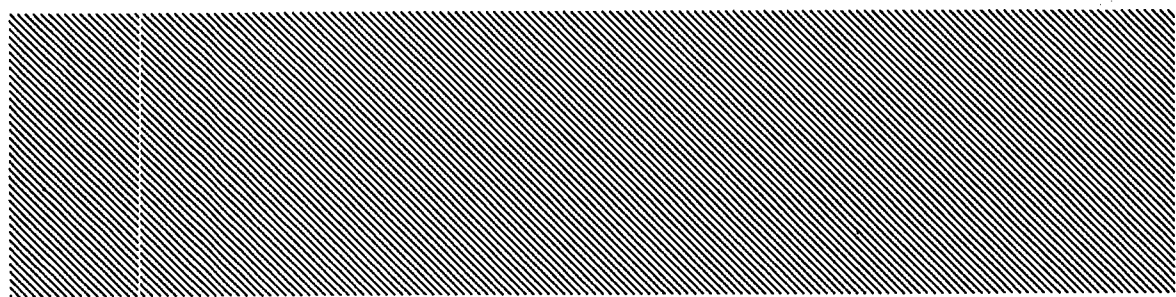
Eric Allan Petersen
Eric Allan Petersen

Michael David Petersen Melinda Dion Petersen
Michael David Petersen / Melinda Dion Petersen

Mark Ernest Petersen Josephine Ann Petersen
Mark Ernest Petersen / Josephine Ann Petersen

Lorraine P. Kersten Ervin W. Kersten
Lorraine P. Kersten / Ervin W. Kersten

20867



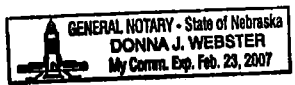
OAK WEST

A

STATE OF NEBRASKA
COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 11th day of April, 2003 by Eric Allan Petersen, a single person.

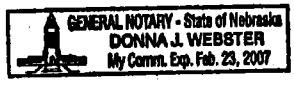
Donna J. Webster
Notary Public



STATE OF NEBRASKA
COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 11th day of April, 2003 by Lorraine P. Kersten and Ervin W. Kersten, wife and husband.

Donna J. Webster
Notary Public



STATE OF NEBRASKA
COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 10th day of April, 2003 by Michael David Petersen and Melinda Dion Petersen, husband and wife.

Donna J. Webster
Notary Public



STATE OF NEBRASKA
COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 11th day of April, 2003 by Mark Ernest Petersen and Josephine Ann Petersen, husband and wife.

Donna J. Webster
Notary Public



B

LEGAL DESCRIPTION

Tax Lot 13A Being Described as the South Half of the Southwest Quarter of Section 34, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, subject to easements of public highways;

Less

Tax Lot 14 Being Described as being that part of the Southeast Quarter of the Southwest Quarter of Section 34, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the Northeast corner of said Southeast Quarter; thence S00°00'00"E (assumed bearing) on the East line of said Southeast Quarter, 480.00 feet; thence N89°56'35"W on a line 480.00 feet South of and parallel to the North line of said Southeast Quarter, 288.00 feet; thence S00°00'00"E on a line 288.00 feet West of and parallel to the East line of said Southeast Quarter, 160.00 feet; thence N89°56'35"W on a line 640.00 feet South of an parallel to the North line of said Southeast Quarter, 464.63 feet; thence N00°00'00"W on a line 752.63 feet West of and Parallel to the East line of said Southeast Quarter, 640.00 feet to a point on the North line of said Southeast Quarter; thence S89°56'35"E on the North line of said Southeast Quarter, 752.63 feet to the point of beginning.

Less

That part of the Southeast Quarter of the Southwest Quarter of Section 34, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence S00°00'00"E (Assumed Bearing) on the East line of said Southeast Quarter 480.00 feet to the point of beginning; thence N39°56'35"W on a line 480.00 feet South of and parallel to the North line of said Southeast Quarter 288.00 feet; thence S00°00'00" on a line 288.00 feet West of and parallel to the East line of said Southeast Quarter, 160.00 feet; thence S89°56'35"E on a line 640.00 feet South of and parallel to the North line of said Southeast Quarter 288.00 feet to a point on the East line of said Southeast Quarter; thence N00°00'00"W on the East line of said Southeast Quarter 160.00 feet to the point of beginning. (N/K/A Tax Lot 13B)

Less

Continued on next page...

2003 20867C

That part of Tax Lot 13A in the Southwest Quarter of Section 34, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows:
Commencing at the Southwest corner of Tax Lot 13A; thence N1°56'24"W (an assumed bearing) along the West line of said Southwest Quarter for 33.00 feet to the point of beginning; thence continuing N1°56'24"W along the West line of said Tax Lot 13A for 1286.17 feet to the Northwest corner of said Tax Lot 13A; thence N87°48'00"E along the North line of said Tax Lot 13A for 50.00 feet; thence S1°56'24"E along a line 50.00 feet East of and parallel to the West line of said Tax Lot 13A for 1244.39 feet; thence S46°45'47"E for 34.87 feet; thence N87°51'20"E along a line 50.00 feet North of and parallel to the South line of said Tax Lot 13A for 450.00 feet; thence S2°08'40"E for 17.00 feet to a point 33.00 feet North of the South line of said Tax Lot 13A; thence S87°51'20"W along a line 33.00 feet North of and Parallel to the South line of said Tax Lot 13A for 524.64 feet to the point of beginning, (Right of Way)

Less

A tract of land located in Tax Lot 13A, a Tax Lot located in the Southwest Quarter of Section 34, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:
Commencing at the Southeast corner of said Southwest Quarter of Section 34; thence S87°29'26"W, (assumed bearing) along the South line of said Tax Lot 13A, said line also being the South line of said Southwest Quarter of Section 34, a distance of 33.00 feet; thence N02°39'00"W, a distance of 33.00 feet to the point of intersection of the West Right of Way line of 90th Street and the North Right of Way line of Schram Road, said point also being the point of beginning; thence S87°29'26"W along said South Right of Way line of Schram Road, a distance of 17.00 feet; thence N02°39'00"W, a distance of 650.08 feet to a point on the North line of said Tax Lot 13A, said line also being the South line of Tax Lot 13B, a Tax Lot located in said Southwest Quarter of Section 34; thence N87°24'13"E along said North line of Tax Lot 13A, said line also being said South line of Tax Lot 13B, a distance of 17.00 feet to a point on said West Right of Way line of 90th Street; thence S02°39'00"E along said West Right of Way line of 90th Street, a distance of 650.11 feet to the point of beginning.