

25-

7002 So 131 Ave

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Hunters Glen Joint Venture, a Joint Venture organized under the Nebraska Uniform Partnership Act, composed of two venturers, Hunters Glen, Inc., a Nebraska corporation and Hunter CVF, Inc., a Nebraska corporation, Grantor in consideration of One and no/100 and other valuable consideration-----DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto

Pacesetter Homes, Inc., a Nebraska corporation, Grantee, the following described real estate, situate in the County of Douglas and State of Nebraska, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

NEBRASKA DOCUMENTARY
STAMP TAX
5-13-86
1,900.00

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said Grantor

of, in, or to the same, or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said

Grantee

and to its heirs and assigns forever, and the said Grantor for itself and its heirs, executors, and administrators, do covenant with said Grantee

that it is lawfully seized of said premises, that they are free from encumbrance except a certain Mortgage dated December 21, 1983, filed December 22, 1983 in Book 2636, Page 607 in the original amount of \$206,640, to Robert O. and Melva Godbersen, et al., the unpaid principal balance of said Mortgage being assumed by the Grantee herein

that Grantor have good right and lawful authority to sell the same and that it will and its heirs, executors, and administrators shall warrant and defend the same unto the said Grantee and to its heirs and assigns, forever, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF we have hereunto set our hands this 12th day of May A. D. 1986.

In presence of

HUNTERS GLEN JOINT VENTURE, A Nebraska Joint Venture

BY: HUNTER CVF, INC., A Nebraska Corporation

By: C. E. Westphal

BY: HUNTERS GLEN, INC., A Nebraska Corporation

By: Glenn L. Buck

STATE OF NEBRASKA,

County of Douglas

ss.

On this 12th day of May

A. D. 19 86 before me, a Notary Public in and for said County, personally came the above named C. E. Westphal, President of Hunter CVF, Inc., and Glenn L. Buck, President of Hunters Glen, Inc., joint venturers of Hunters Glen Joint Venture

who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantor, and have acknowledged said instrument to be their voluntary act and deed, and that of the corporations and Joint Venture. WITNESS my hand and Notarial Seal the date last aforesaid.

My commission expires on the 7th day of April A. D. 1987



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EXHIBIT "A"

BOOK 1778 PAGE 411

Part of the SE $\frac{1}{4}$ of Section 4, T14N, R11E of the 6th P.M., Douglas County, Nebraska, together with part of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ (according to original government survey) of said Section 4 described as follows: Beginning at the NE corner of said South $\frac{1}{2}$; thence S89°14'50"W (assuming the East line of said South $\frac{1}{2}$ to bear North and South) on the North line of said South $\frac{1}{2}$; 900.03 feet to the NE corner of a tract of land as described in Deed Book 1721 at Page 744 of the Douglas County records and hereinafter called Tract "A"; thence S00°00'48"E on the East line of said Tract "A", 190.00 feet to the Southerly corner of said Tract "A", thence N76°29'37"W on the Southerly line of said Tract "A", 771.35 feet to the West corner of said Tract "A", said corner being on the North line of said South $\frac{1}{2}$; thence S89°14'50"W on the North line of said South $\frac{1}{2}$, 990.75 feet to the NW corner of said South $\frac{1}{2}$; thence S00°05'12"E on the West line of said South $\frac{1}{2}$ and on the West line of said SE $\frac{1}{4}$, 1822.00 feet; thence N89°54'48"E, 170.00 feet to a point of curve; thence Southeasterly on a curve to the right (chord bearing S77°20'12"E, chord distance 265.76 feet, radius being 602.10 feet), an arc distance of 267.97 feet; thence S64°35'12"E, 175.00 feet to a point of curve, thence Southeasterly on a curve to the right, (chord bearing S60°27'33"E, chord distance 134.49 feet, radius being 934.27 feet), an arc distance of 134.61 feet; thence S56°19'53"E, 984.30 feet to a point of curve; thence Southeasterly on a curve to the left (chord bearing S63°49'15"E, chord distance 199.43 feet, radius being 765.00 feet) an arc distance of 200.00 feet; thence S19°17'56"W, 191.52 feet; thence S24°00'29"E, 120.00 feet; thence S00°00'29"E, 120.00 feet; thence N89°59'31"E, 50.00 feet; thence S00°00'29"E, 125.00 feet; thence N89°59'31"E, 900.00 feet to a point on the East line of said SE $\frac{1}{4}$; thence, N00°00'29"W on the East line of said SE $\frac{1}{4}$, 1902.00 feet to the NE corner of said SE $\frac{1}{4}$; thence N00°00'00"W on the East line of said South $\frac{1}{2}$, 1323.01 feet to the point of beginning; EXCEPT that portion taken for street purposes.

RECEIVED

1986 MAY 13 PM 2:56

GEORGE J. BUSLEY, JR.
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Ticor Title Insurance Company

BOOK 1778 Del. VP N 4-14-11 KP Fee 10.50
PG 410-411 Indx MS 4-14-11 MC BS
OF Deeds Como MS Como 1

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