



BK 2232 PG 124-127



DEED 2003 00911

Nebr Doc Stamp Tax

1-22-03

Date

FLS

By BW

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2003 JAN 22 PM 2:42

RECEIVED

When Recorded, Return To:

Jon E. Blumenthal
Baird, Holm, McEachen, Pedersen
Hamann & Strasheim LLP
1500 Woodmen Tower
Omaha, Nebraska 68102

deed 4
2
FEE 20.00 FB 01-60000
23-7-1-03
BKP 26-1-11-03 COMP
DEL SCAN R PV

SPECIAL WARRANTY DEED

BENNINGTON COMPANY, a Nebraska corporation, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, convey, and demise unto **STATE STREET, L.L.C.**, a Nebraska limited liability company, as Grantee, the following described real property, together will all improvements and appurtenances thereto:

The real estate located in Douglas County, Nebraska, and legally described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made by Grantor and accepted by Grantee expressly subject to all easements, restrictions, reservations and other encumbrances of record as of the date hereof, to the extent, but only to the extent, the same are valid and subsisting and affect the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and, subject to the above described Permitted Exceptions, restrictions and reservations, Grantor does hereby bind itself and its successors, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Dated effective as of January 21, 2003.

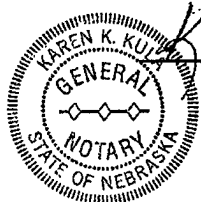
BENNINGTON COMPANY, a Nebraska corporation

By: Barbara Udes Shaw
Barbara Udes Shaw, Its President

V1241

STATE OF NEBRASKA)
)SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 21st day of January, 2003, by Barbara Udes Shaw, as President of Bennington Company, a Nebraska corporation, on behalf of the corporation.



Karen K. Kuehn
Notary Public

MY COMMISSION EXPIRES:
JULY 26, 2005

EXHIBIT "A"

The Property

MEADOW RIDGE - NORTH
LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE: N89°46'21"E, (AN ASSUMED BEARING), ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.00 FEET; THENCE: N00°14'01"W, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING N00°14'01"W, ON THE EAST RIGHT-OF-WAY LINE OF 156TH STREET, A DISTANCE OF 2324.61 FEET; THENCE: N89°45'56"E, A DISTANCE OF 86.27 FEET; THENCE: S29°12'16"E, A DISTANCE OF 916.66 FEET; THENCE: S31°58'40"E, ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY ROAD, A DISTANCE OF 1683.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°55'08", A RADIUS OF 1282.53 FEET, AN ARC LENGTH OF 110.10 FEET, A CHORD LENGTH OF 110.07 FEET AND A CHORD BEARING S34°26'13"E; THENCE; ON SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 110.10 FEET TO THE POINT OF TANGENCY; THENCE: S89°46'21"W, ON THE NORTH RIGHT-OF-WAY LINE OF STATE STREET, A DISTANCE OF 1477.95 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 40.682 ACRES MORE OR LESS.

MEADOW RIDGE - SOUTH
LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE: N89°46'21"E, (AN ASSUMED BEARING), ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 33.00 FEET; THENCE: S00°33'10"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE: N89°46'21"E, ON THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET, A DISTANCE OF 1528.30 FEET; THENCE: S37°46'21"E, ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY ROAD, A DISTANCE OF 1494.96 FEET; THENCE: S52°07'35"W, A DISTANCE OF 255.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°47'45", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 10.46 FEET, A CHORD LENGTH OF 10.46 FEET AND A CHORD BEARING S49°43'45"W; THENCE; ON SAID CURVE, A DISTANCE OF 10.46 FEET TO THE POINT OF TANGENCY; THENCE: S47°19'56"W, A DISTANCE OF 449.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°49'25", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 77.62 FEET, A CHORD LENGTH OF 77.40 FEET AND A CHORD BEARING S54°44'39"W; THENCE; ON SAID CURVE, A DISTANCE OF 77.62 FEET TO THE POINT OF TANGENCY; THENCE: S62°09'23"W, A DISTANCE OF 500.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°54'56", A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 111.23 FEET, A CHORD LENGTH OF 110.67 FEET AND A CHORD BEARING S52°11'55"W; THENCE; ON SAID CURVE, A DISTANCE OF 111.23 FEET TO THE POINT OF TANGENCY; THENCE: S42°14'26"W, A DISTANCE OF 254.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 44°07'26", A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 246.44 FEET, A CHORD LENGTH OF 240.39 FEET AND A CHORD BEARING S64°18'10"W; THENCE; ON SAID CURVE, A DISTANCE OF 246.44 FEET TO THE POINT OF TANGENCY; THENCE: S86°21'53"W, A DISTANCE OF 220.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 76°08'03", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 398.64 FEET, A CHORD LENGTH OF 369.95 FEET AND A CHORD BEARING S48°17'54"W; THENCE; ON SAID CURVE, A DISTANCE OF 398.64 FEET TO THE POINT OF TANGENCY; THENCE: N86°05'25"W, A DISTANCE OF 45.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°41'14", A RADIUS OF 82.50 FEET, AN ARC LENGTH OF 39.87 FEET, A CHORD LENGTH OF 39.48 FEET AND A CHORD BEARING S46°21'30"W; THENCE; ON SAID CURVE, A DISTANCE OF 39.87 FEET TO THE POINT OF TANGENCY; THENCE: S89°45'37"W, A DISTANCE OF 328.24 FEET; THENCE: N00°33'01"W, ON THE EAST RIGHT-OF-WAY LINE OF 156TH STREET, A DISTANCE OF 2567.91 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 100.142 ACRES MORE OR LESS.

DOCS/535119.1