



BK 2235 PG 492-493



DEED 2003 03013

Nebr Doc
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3-6-03
Date

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By *cl*

REGISTERED IN DANIEL J.
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

03 MAR -6 PM 1:31

RECEIVED

When recorded, return to:

Jon E. Blumenthal
c/o Baird Holm Law Firm
1500 Woodmen Tower
Omaha, Nebraska 68102

cl

FEE 10.00 FB 01-60000

BKFP 26-16-11 C/O cl COMP _____

DEL _____ SCAN IR FV _____

CORRECTIVE WARRANTY DEED

BENNINGTON COMPANY, a Nebraska corporation, herein called the grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration received from grantee, does grant, bargain, sell, convey and confirm unto WATERFORD DEVELOPMENT, L.L.C., a Nebraska limited liability company, herein called the grantee, the following described real property in Douglas County, Nebraska:

A 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:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE: N00°30'39"W, (AN ASSUMED BEARING), ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1165.33 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MILITARY ROAD; THENCE: N37°44'25"W ON SAID LINE, A DISTANCE OF 330.48; THENCE S52°07'35"W A DISTANCE OF 256.39; THENCE; S49°43'45"W A DISTANCE OF 10.46; 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°49'27", 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 500.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°54'57", 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°07'27", 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 87°12'39", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 456.63 FEET, A

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CHORD LENGTH OF 413.81 FEET AND A CHORD BEARING S42°45'36"W; THENCE; ON SAID CURVE, A DISTANCE OF 456.63 FEET TO THE POINT OF TANGENCY; THENCE: S00°14'23E, A DISTANCE OF 11.12 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE: S89°45'37"E, ON SAID LINE, A DISTANCE OF 2234.78 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 38.96 ACRES MORE OR LESS.

The purpose of this deed is to correct surveyor's errors in the legal description for the above-described premises made by error and inadvertence, which appears in Special Warranty Deed, dated December 31, 2002, and recorded January 22, 2003, in Book 2232, Page 121, in the office of the Register of Deeds of Douglas County, Nebraska.

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 does hereby covenant with the grantee, its successors and assigns forever, that the grantor is lawfully seized of said premises; that they are free from encumbrances, subject, however, to easements, restrictions, reservations, and other encumbrances of record; 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 as of February 13, 2003.

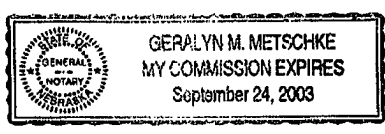
BENNINGTON COMPANY, a Nebraska corporation

By: Barbara Udes Shaw
Barbara Udes Shaw, Its President

STATE OF NEBRASKA)
)SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 13 day of February, 2003, by Barbara Udes Shaw, as President of Bennington Company, a Nebraska corporation, on behalf of the corporation.

DOCS/538183.1



Geralyn M. Metschke
Notary Public