



DEED 2003104808



JUN 02 2003 14:14 P 1

Nebr Doc
Stamp Tax
<u>6.203</u>
Date
<u>\$916.00</u>
By <u>CE</u>

RICHARD H. TAKECHI
REGISTER OF DEEDS

RECEIVED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, ROBERT G. SWANDA, JR., AND KATHLEEN A. SWANDA, Husband and Wife, 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 CJ INVESTMENTS, LLC, a Nebraska limited liability company, herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska:

A parcel of land situated in the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 27, Township 16 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, described as follows:

Beginning at the South Quarter Corner of said Section 27; thence along the Southerly line of said Section 27, South 86°24'30" East (assumed bearing), 640.00 feet, to the true Point of Beginning; thence parallel with the Easterly line of said West Half of the Southeast Quarter, North 03°19'00" East, 1,653.27 feet; thence South 86°21'43" East, 320.00 feet; thence parallel with said Easterly line, South 03°19'00" West, 1,653.02 feet, to a point on said Southerly line of Section 27; thence along said Southerly line, North 86°24'30" West, 320.00 feet, to the true Point of Beginning;

Subject to public roads and/or highways.

Deed
 FEE 550 FB 01-60000
 BKP 27-16-11 C/O _____ COMP _____
 DEL _____ SCAN JJ FV _____

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: May 30, 2003

[Signature]
 ROBERT G. SWANDA, JR.
[Signature]
 KATHLEEN A. SWANDA

STATE OF NEBRASKA
 COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 30 day of May, 2003 by Robert G. Swanda, Jr. and Kathleen A. Swanda, husband and wife.

[Signature]
 Notary Public

GENERAL NOTARY-State of Nebraska
 JANET J. CLARK
 My Comm. Exp. Aug. 21, 2004

CJ Investments LLC
 13215 Birch St. #103
 Omaha, NE 68164

William and Constance Birge
15850 Ida Street
Bennington, NE 68007



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SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT William J. Birge and Constance ^{L. C.L.B.} Birge, Husband and Wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey and confirm unto William J. Birge and Constance ^{L. C.L.B.} Birge, Husband and Wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Douglas County, Nebraska:

A PARCEL OF LAND SITUATE IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE ALONG THE SOUTHERLY LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4, NORTH 86° 24'30" WEST, 365.27 FEET; THENCE NORTH 03° 19'00" EAST, 1888.02 FEET; THENCE NORTH 86° 21'43" WEST, 540.00 FEET; THENCE NORTH 03° 19'00" EAST, 513.88 FEET; THENCE SOUTH 86° 21'43" WEST 415.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID WEST HALF; THENCE ALONG SAID WESTERLY LINE, NORTH 03° 25'39" EAST, 479.27 FEET TO THE CENTER OF SAID SECTION 27 (NORTHWESTERN CORNER OF THE WEST HALF); THENCE ALONG THE NORTHERLY LINE OF SAID WEST HALF, SOUTH 86° 18'54" EAST, 1097.14 FEET; THENCE SOUTH 03° 19'24" WEST, 992.34 FEET; THENCE SOUTH 80° 38'05" EAST, 399.65 FEET; THENCE SOUTH 03° 19'00" WEST, 1922.37 FEET TO THE POINT OF BEGINNING.

NW 1/4 | SW 1/4 of SE 1/4
SE 1/4

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever. And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them 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. It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

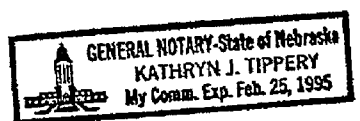
Dated: December 27, 1994

17091 H
FEE 5.00 R27-16-11 FB 01-620000
DEL C/O COMP
LEGAL FEE SCAN IN FV

William J. Birge
William J. Birge
Constance L. Birge
Constance L. Birge

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 27th day of December, 1994 by William J. Birge and Constance L. Birge, Husband and Wife.



Kathryn J. Tippery
NOTARY PUBLIC
My Commission Expires: _____

RECEIVED

Dec 30 12 32 PM '94

GEORGE J. B. ...
REGISTERED ...
DOUGLAS

