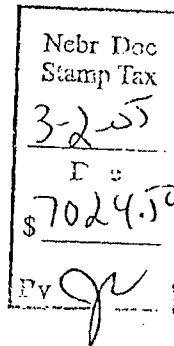




DEED 2005023438



MAR 02 2005 14:25 P 2



Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/2/2005 14:25:19.14



PARTNERSHIP WARRANTY DEED

THE GRANTOR, H C N Limited Partnership, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to **Sagewood Development Company, LLC, a Nebraska limited liability company, GRANTEE(s)** the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, NE:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

***H C N Limited Partnership, a Nebraska limited partnership, formerly known as H C N, Limited, a Nebraska limited partnership

THE GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, and subject to all regular taxes and special assessments.
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate the lawful claims of all persons.

Executed May 11, 2004

**** H C N Limited Partnership, a
Nebraska limited partnership

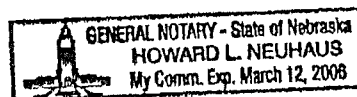
~~H C N Limited Partnership~~
~~limited partnership~~

Herman C. Neuhaus
By: Herman C. Neuhaus
General Partner

STATE OF NEBRASKA
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 11th day of May, 2004 by Herman C. Neuhaus, General Partner for ~~H C N Limited Partnership~~. ****

Howard L. Neuhaus
Notary Public



RETURN TO:
Michael L. Riedmann
Omaha, NE

OT OTW90329
10.50

Deed 9
FEE 10⁵⁰ FB 01.60000
BKP 4.15.11 COMP
DEL SCAN
✓93778

EXHIBIT "A"

LEGAL DESCRIPTION

Attached to and forming a part of file number: OTW90329

A Tract of land located in the Northwest 1/4 of the Northeast 1/4 of Section 4; and also the Southwest 1/4 of the Northeast 1/4 of said Section 4; and also the Northeast 1/4 of the Northwest 1/4 of said Section 4; and also the Southeast 1/4 of the Northwest 1/4 of said Section 4; all located in Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said West 1/2 of the Northeast 1/4 of Section 4; thence South 00°12'53" West (assumed bearing) along the East line of said West 1/2 of the NE 1/4 of Section 4, a distance of 2615.13 feet to the Southeast corner of said West 1/2 of the NE 1/4 of Section 4, said point also being on the North line of Lot 202, Quail Run (Lots 203 thru 330, inclusive), a Subdivision located in the SE 1/4 of said Section 4; thence South 89°52'08" West along the South line of said NE 1/4 of Section 4, said line also being the North line of said Quail Run (Lots 203 thru 330, inclusive), a distance of 1320.05 feet to the center of said Section 4; Said point also being the Northwest corner of Lot 225, said Quail Run (Lots 203 thru 330 inclusive, said point also being the Northeast corner of Lot 2, the Thomsen Mile West (Lots 2 thru 155, inclusive), a subdivision located in the SW1/4 of said Section 4; thence South 89°52'05" West, along the South line of said NW 1/4 of Section 4, said line also being the North line of said The Thomsen Mile West (Lots 2 thru 155, inclusive), a distance of 1320.54 feet to the Southwest corner of said East 1/2 of the NW1/4 of Section 4, said point also being the Northwest corner of Lot 51, said The Thomsen Mile West (Lots 2 thru 155, inclusive); thence North 00°21'07" East along the West line of said East 1/2 of the NW1/4 of Section 4, a distance of 2596.79 feet to the Northwest corner of said East 1/2 of the NW 1/4 of Section 4; thence North 89°28'21" East along the North line of said NW 1/4 of Section 4, a distance of 1316.23 feet to the Northeast corner of said East 1/2 of the NW 1/4 of Section 4, said point also being the Northwest corner of said West 1/2 of the NE 1/4 of Section 4; thence North 89°27'52" East along the North line of said NE 1/4 of Section 4, a distance of 1318.31 feet to the point of beginning.

EXCEPT that part taken for Fort Street right of way.