

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2003 47806

2003 AUG 25 A 11:37 AM

*Glenn J. Dandberg*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
AUG 25 2003  
\$ 1699.25 BY STEVE

Counter ST  
Verify W  
D.E. SM  
Proof 46.50 LM  
Fee \$  
Ck  Cash  Chg   
41.00 107534 5.50  
PRE

**CORPORATE SURVIVORSHIP WARRANTY DEED**  
KNOW ALL MEN BY THESE PRESENTS THAT HearthStone Homes Inc.

herein called the grantor, whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantee, does hereby grant, bargain, sell, convey and confirm unto Savanna Shores L.L.C.

as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate in Sarpy County, Nebraska  
Lots 38 - 120, inclusive, Grandview, a subdivision in Sarpy County, Nebraska

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 encumbrances **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.

In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its Secretary.

Executed: 8-8-03

HearthStone Homes Inc.

*Bruce R. Bahe*  
Bruce R. Bahe, Secretary

STATE OF Nebraska  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 8th day of August, 2003 by Bruce R. Bahe, the Secretary of said Corporation.

on behalf of the corporation.

Return to  
Savanna Shores  
9805 Giles Rd.  
Ravenna, NE 68128

GENERAL NOTARY - State of Nebraska  
JULIE A. MILLER  
My Comm. Exp. May 18, 2008

*Julie A. Miller*  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

47806

03002112-0554

PRE



EXHIBIT A

2003-67276A

File No.: 03011074

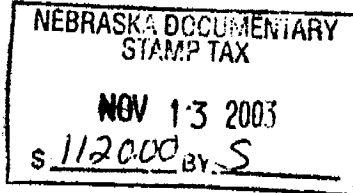
ALL OF TAX LOT C, A TAX LOT LOCATED IN THE NE1/4 OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S03°11'01"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE EAST LINE OF TAX LOT D1, A TAX LOT LOCATED IN SAID NE1/4 OF SECTION 4, A DISTANCE OF 586.02 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT D1, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S03°11'01"E ALONG SAID EAST LINE OF THE NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT C, A DISTANCE OF 2090.13 FEET TO THE SOUTHEAST CORNER OF SAID NE1/4 OF SECTION 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT C; THENCE S87°18'06"W ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT C, A DISTANCE OF 1261.62 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 230, GRANDVIEW, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 4; THENCE N03°10'59"W ALONG THE EAST LINE OF SAID LOT 230, GRANDVIEW, AND ALSO THE EAST LINE OF LOTS 81 THROUGH 94, SAID GRANDVIEW AND ALSO THE EAST RIGHT-OF-WAY LINE OF FLINT DRIVE, AND ALSO THE EAST LINE OF LOTS 95, 96, 97 AND 98, SAID GRANDVIEW, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT C, A DISTANCE OF 2090.85 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 108, SAID GRANDVIEW, SAID POINT ALSO BEING THE EAST LINE OF SAID LOT 98, GRANDVIEW; THENCE N87°20'05"E ALONG THE SOUTH LINE OF SAID LOT 108, GRANDVIEW, AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF STILLWATER DRIVE, AND ALSO THE SOUTH LINE OF LOT 109, SAID GRANDVIEW, AND ALSO THE SOUTH LINE OF TAX LOT D2, A TAX LOT LOCATED IN SAID NE1/4 OF SECTION 4, AND THE SOUTH LINE OF SAID TAX LOT D1, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT C, A DISTANCE OF 1261.61 FEET TO THE POINT OF BEGINNING.

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2003-67277

2003 NOV 13 A 10:04

*Sharon J. Dowling*  
REGISTER OF DEEDS



COUNTER Sn C.E. W  
VERIFY 170 D.E. \_\_\_\_\_  
PROOF \_\_\_\_\_  
FEES \$ 15.50  
CHECK# 109011  
CHG \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

Prepared by: Max J. Burbach, Attorney at Law, Koley Jessen P.C., A Limited Liability Organization, 1125 South 103 Street, Suite 800, Omaha, NE 68124

**SPECIAL WARRANTY DEED**

E & M IVERSON FAMILY PARTNERSHIP, LTD., a Nebraska limited partnership, Grantor, 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 SAVANNA SHORES, L.L.C., a Nebraska limited liability company, Grantee, all of its right, title and interest, without reservation, in and to an undivided One-Third (1/3) interest in the following described real property located in Sarpy County, Nebraska:

See Exhibit "A" attached hereto and fully incorporated herein by this reference ("Real Estate").

Grantor hereby covenants with Grantee that: (i) Grantor is lawfully seized of the interest in the Real Estate described herein; (ii) Grantor has good and lawful authority to sell and convey the interest in the Real Estate described herein; (iii) except for easements, reservations, covenants, liens and restrictions of record, or as disclosed by survey or as stated above, the Real Estate is free and clear of all liens and encumbrances; and (iv) Grantor warrants and will defend the title to the Real Estate conveyed hereunder against the lawful claims of all persons claiming the same or any part thereof, through, by or under Grantor.

DATED this 29 day of October, 2003.

E & M IVERSON FAMILY PARTNERSHIP, LTD.,  
a Nebraska Limited Partnership, Grantor

ELDON O. IVERSON REVOCABLE TRUST,  
General Partner

*Eldon O. Iverson*  
ELDON O. IVERSON, Trustee

MARIE E. IVERSON REVOCABLE TRUST,  
General Partner

*Marie E. Iverson*  
MARIE E. IVERSON, Trustee

Return TO:  
Savanna Shores LLC  
9805 Giles Rd.  
LaVista, NE 68128  
231440.1 *JFB*

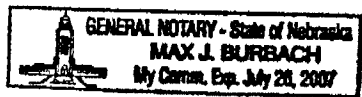
67277

PRE

A

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF SARPY )

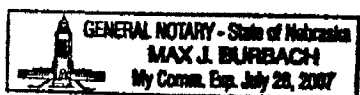
The foregoing instrument was acknowledged before me by ELDON O. IVERSON, Trustee of the Eldon O. Iverson Revocable Trust, General Partner of E & M Iverson Family Partnership, Ltd., a Nebraska limited partnership, its successors and assigns, Grantor, on the 29 day of October, 2003.



Max J. Burbach  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF SARPY )

The foregoing instrument was acknowledged before me by MARIE E. IVERSON, Trustee of the Marie E. Iverson Revocable Trust, General Partner of E & M Iverson Family Partnership, Ltd., a Nebraska limited partnership, its successors and assigns, Grantor, on the 29 day of October, 2003.



Max J. Burbach  
Notary Public

EXHIBIT A

2003-67277B

File No.: 03011074

ALL OF TAX LOT C, A TAX LOT LOCATED IN THE NE1/4 OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S03°11'01"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE EAST LINE OF TAX LOT D1, A TAX LOT LOCATED IN SAID NE1/4 OF SECTION 4, A DISTANCE OF 566.02 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT D1, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S03°11'01"E ALONG SAID EAST LINE OF THE NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT C, A DISTANCE OF 2090.13 FEET TO THE SOUTHEAST CORNER OF SAID NE1/4 OF SECTION 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT C; THENCE S87°18'06"W ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT C, A DISTANCE OF 1261.62 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 230, GRANDVIEW, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 4; THENCE N03°10'59"W ALONG THE EAST LINE OF SAID LOT 230, GRANDVIEW, AND ALSO THE EAST LINE OF LOTS 81 THROUGH 94, SAID GRANDVIEW AND ALSO THE EAST RIGHT-OF-WAY LINE OF FLINT DRIVE, AND ALSO THE EAST LINE OF LOTS 95, 96, 97 AND 98, SAID GRANDVIEW, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT C, A DISTANCE OF 2090.85 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 108, SAID GRANDVIEW, SAID POINT ALSO BEING THE EAST LINE OF SAID LOT 98, GRANDVIEW; THENCE N87°20'05"E ALONG THE SOUTH LINE OF SAID LOT 108, GRANDVIEW, AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF STILLWATER DRIVE, AND ALSO THE SOUTH LINE OF LOT 109, SAID GRANDVIEW, AND ALSO THE SOUTH LINE OF TAX LOT D2, A TAX LOT LOCATED IN SAID NE1/4 OF SECTION 4, AND THE SOUTH LINE OF SAID TAX LOT D1, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT C, A DISTANCE OF 1261.61 FEET TO THE POINT OF BEGINNING.

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2003-67278

2003 NOV 13 A 10:05

*Robert J. Luebbert*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
NOV 13 2003  
\$ 1120.00 BY S

COUNTER Sm C.E. my  
VERIFY S D.E. J  
PROOF WR  
FEES \$ 1550  
CHECK# 109011  
CHG. \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

Prepared by: Robert J. Luebbert, Attorney At Law, 11440 West Center Road, Suite A; Omaha, NE 68144-4421

**SPECIAL WARRANTY DEED**

J & D SCHRAM PARTNERSHIP, LTD., a Nebraska limited partnership, its successors and assigns, Grantor, in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, convey and demise unto SAVANNA SHORES, L.L.C., a Nebraska limited liability company, Grantee, all of its right, title and interest, without reservation, in and to an undivided One-Third (1/3) interest in the following described real property located in Sarpy County, Nebraska:

See Exhibit "A", attached hereto and fully incorporated herein by this reference ("Real Estate").

Grantor hereby covenants with Grantee and successors in interest, that: (i) Grantor holds the Real Estate by title in fee simple; (ii) Grantor has good and lawful authority to sell and convey the Real Estate; (iii) except for liens and encumbrances of record, or as disclosed by survey or as stated above, the Real Estate is free and clear of all liens and encumbrances; and (iv) Grantor warrants to covenant and defend the Real Estate against the lawful claims of all persons.

DATED this 29th day of October, 2003.

J & D SCHRAM PARTNERSHIP, LTD.,  
a Nebraska Limited Partnership, Grantor

J. ROBERT SCHRAM REVOCABLE  
TRUST, General Partner

DOROTHY J. SCHRAM REVOCABLE  
TRUST, General Partner

*Dorothy J. Schram*  
DOROTHY J. SCHRAM, Trustee.

*Dorothy J. Schram*  
DOROTHY J. SCHRAM, Trustee.

CLARENCE J. SCHRAM REVOCABLE  
TRUST, General Partner

*Clarence J. Schram*  
CLARENCE J. SCHRAM, Trustee.

Return to:  
Savanna Shores LLC  
9805 Giles Rd.  
LaVista, NE 68128

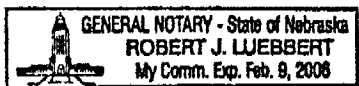
67278

PRE

A

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

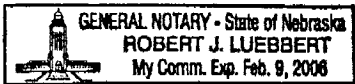
The foregoing instrument was acknowledged before me by DOROTHY J. SCHRAM, Trustee of the J. Robert Schram Revocable Trust, her/its successors and assigns, General Partner of J & D SCHRAM PARTNERSHIP, LTD., a Nebraska limited partnership, its successors and assigns, Grantor, on the 27th day of October, 2003.



*Robert J. Luebbert*  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

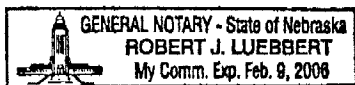
The foregoing instrument was acknowledged before me by DOROTHY J. SCHRAM, Trustee of the Dorothy J. Schram Revocable Trust, her/its successors and assigns, General Partner of J & D SCHRAM PARTNERSHIP, LTD., a Nebraska limited partnership, its successors and assigns, Grantor, on the 27th day of October, 2003.



*Robert J. Luebbert*  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me by CLARENCE J. SCHRAM, Trustee of the Clarence J. Schram Revocable Trust, his/its successors and assigns, General Partner of J & D SCHRAM PARTNERSHIP, LTD., a Nebraska limited partnership, its successors and assigns, Grantor, on the 27th day of October, 2003.



*Robert J. Luebbert*  
Notary Public



EXHIBIT A

200367278B

File No.: 03011074

ALL OF TAX LOT C, A TAX LOT LOCATED IN THE NE1/4 OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S03°11'01"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE EAST LINE OF TAX LOT D1, A TAX LOT LOCATED IN SAID NE1/4 OF SECTION 4, A DISTANCE OF 568.02 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT D1, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S03°11'01"E ALONG SAID EAST LINE OF THE NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT C, A DISTANCE OF 2090.13 FEET TO THE SOUTHEAST CORNER OF SAID NE1/4 OF SECTION 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT C; THENCE S87°18'06"W ALONG THE SOUTH LINE OF SAID NE1/4 OF SECTION 4, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT C, A DISTANCE OF 1261.62 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 230, GRANDVIEW, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 4; THENCE N03°10'59"W ALONG THE EAST LINE OF SAID LOT 230, GRANDVIEW, AND ALSO THE EAST LINE OF LOTS 81 THROUGH 94, SAID GRANDVIEW AND ALSO THE EAST RIGHT-OF-WAY LINE OF FLINT DRIVE, AND ALSO THE EAST LINE OF LOTS 95, 96, 97 AND 98, SAID GRANDVIEW, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT C, A DISTANCE OF 2090.85 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT C, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 108, SAID GRANDVIEW, SAID POINT ALSO BEING THE EAST LINE OF SAID LOT 98, GRANDVIEW; THENCE N87°20'05"E ALONG THE SOUTH LINE OF SAID LOT 108, GRANDVIEW, AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF STILLWATER DRIVE, AND ALSO THE SOUTH LINE OF LOT 109, SAID GRANDVIEW, AND ALSO THE SOUTH LINE OF TAX LOT D2, A TAX LOT LOCATED IN SAID NE1/4 OF SECTION 4, AND THE SOUTH LINE OF SAID TAX LOT D1, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT C, A DISTANCE OF 1261.61 FEET TO THE POINT OF BEGINNING.