

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2005-10169

2005 APR -1 P 4: 15 P

*Glenn G. Dowling*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
APR 01 2005  
\$ 10739.75 By D

COUNTER D C.E. A  
VERIFY CE D.E. D  
PROOF P  
FEES \$ 25.50  
CHECK# 115746-115743-115740  
CHG. 21.05 BTCASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

**WARRANTY DEED**

ARTHUR R. CAMENZIND, an unmarried person, GRANTOR, in consideration of One Dollar (\$1.00) and Other Valuable Consideration, receipt of which is hereby acknowledged, conveys to SHADOW LAKE DEVELOPMENT, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Sarpy County, Nebraska:

See Exhibit "A" attached hereto.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except for covenants, conditions, restrictions and easements of record, and the lien for any real estate taxes currently due but not yet delinquent;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED: March 30, 2005.

*Arthur R. Camenzind*  
ARTHUR R. CAMENZIND

STATE OF NEBRASKA )  
 ) .ss:  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on March 30, 2005, by ARTHUR R. CAMENZIND, an unmarried person.

*Howard L. Neuhaus*  
Notary Public

After recording, please return to:  
John O. Bachman  
PANSING HOGAN ERNST & BACHMAN LLP  
10250 Regency Circle, Suite 300  
Omaha, NE 68114

GENERAL NOTARY - State of Nebraska  
HOWARD L. NEUHAUS  
My Comm. Exp. March 12, 2008



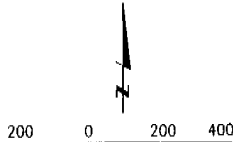
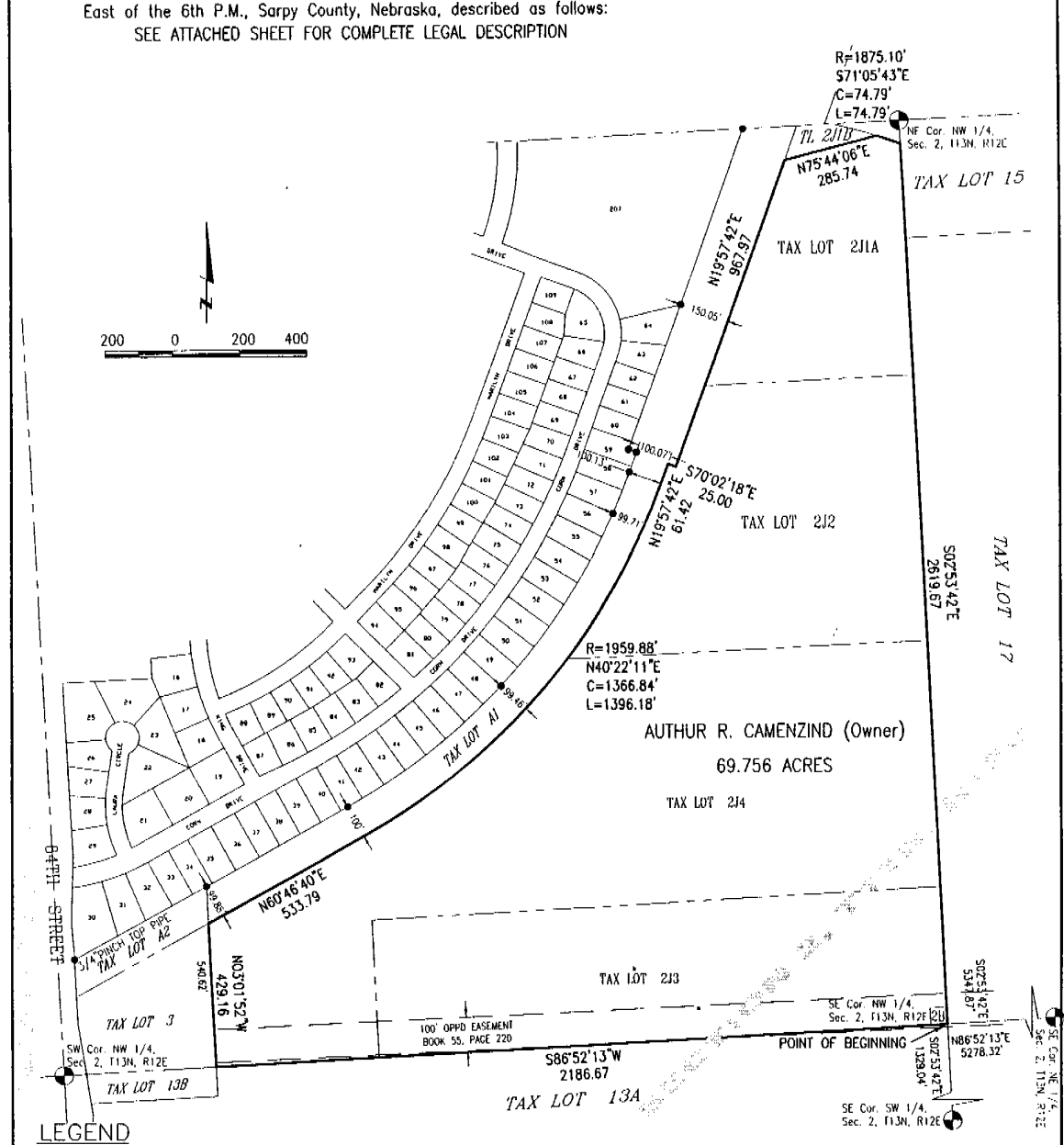
EXHIBIT "A"

LEGAL DESCRIPTION - CAMENZIND

I hereby certify that this plat, map, survey or report was made by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

LEGAL DESCRIPTION:

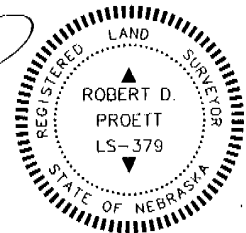
Tax Lots 2B, 2J1A, 2J2, 2J3 AND 2J4 in the Northwest Quarter of Section 2, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows:  
SEE ATTACHED SHEET FOR COMPLETE LEGAL DESCRIPTION



LEGEND

- CORNERS FOUND (5/8" REBAR UNLESS NOTED)
  - ⊙ SECTION CORNER
- PROPERTY CORNERS NOT MONUMENTED DUE TO PENDING CONSTRUCTION OVER ENTIRE AREA INCLUDING STREETS

*[Handwritten Signature]*



Date February 18, 2005

Signature of Land Surveyor

Book 04031 Page \_\_\_\_\_ Path\Filename 04031\dwg\0431COMENZID.dwg Job Number 04031.02 / 003

**Lamp, Rynearson & Associates, Inc.** WWW.LRA-INC.COM

14710 West Dodge Road, Suite 100 (Ph) 402.496.2498  
Omaha, Nebraska 68154-2027 (Fax) 402.496.2730

B

**LEGAL DESCRIPTION**

Tax Lots 2B, 2J1A, 2J2, 2J3 AND 2J4 in the Northwest Quarter of Section 2, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Beginning at the southeast corner of Tax Lot 2B;

Thence South 86°52'13" West (bearings referenced to the Nebraska State Plane System, NAD 1983 with 1995 Adjustment) for 2186.67 feet along the south line of Tax Lots 2B, 2J3 AND 2J4 to the southwest corner of Tax Lot 2J4;

Thence North 03°01'52" West for 429.16 feet along the line common to Tax Lots 3 and 2J4 to the northeast corner of said Tax Lot 3;

Thence east and north along the line common to Tax Lots A1, 2J1A, 2J2, and 2J4 for the following five courses:

- 1) Thence North 60°46'40" East for 533.79 feet;
- 2) Thence along a curve to the left (having a radius of 1959.88 feet and a long chord bearing North 40°22'11" East for 1366.84 feet) for an arc length of 1396.18 feet;
- 3) Thence North 19°57'42" East for 61.42 feet;
- 4) Thence South 70°02'18" East for 25.00 feet;
- 5) Thence North 19°57'42" East for 967.97 feet to the southwest corner of Tax Lot 2J1B;

Thence North 75°44'06" East for 285.74 feet along the line common to Tax Lots 2J1A and 2J1B to the angle point therein;

Thence along a curve to the right (having a radius of 1875.10 feet and a long chord bearing South 71°05'43" East for 74.79 feet) for an arc length of 74.79 feet along the line common to Tax Lots 2J1A and 2J1B to the east line of the Northwest Quarter of Section 2;

Thence South 02°53'42" East for 2619.67 feet along the east line of Tax Lots 2J1A, 2J2, 2J4, 2J3 and 2B to the Point of Beginning.

Contains 69.756 acres.

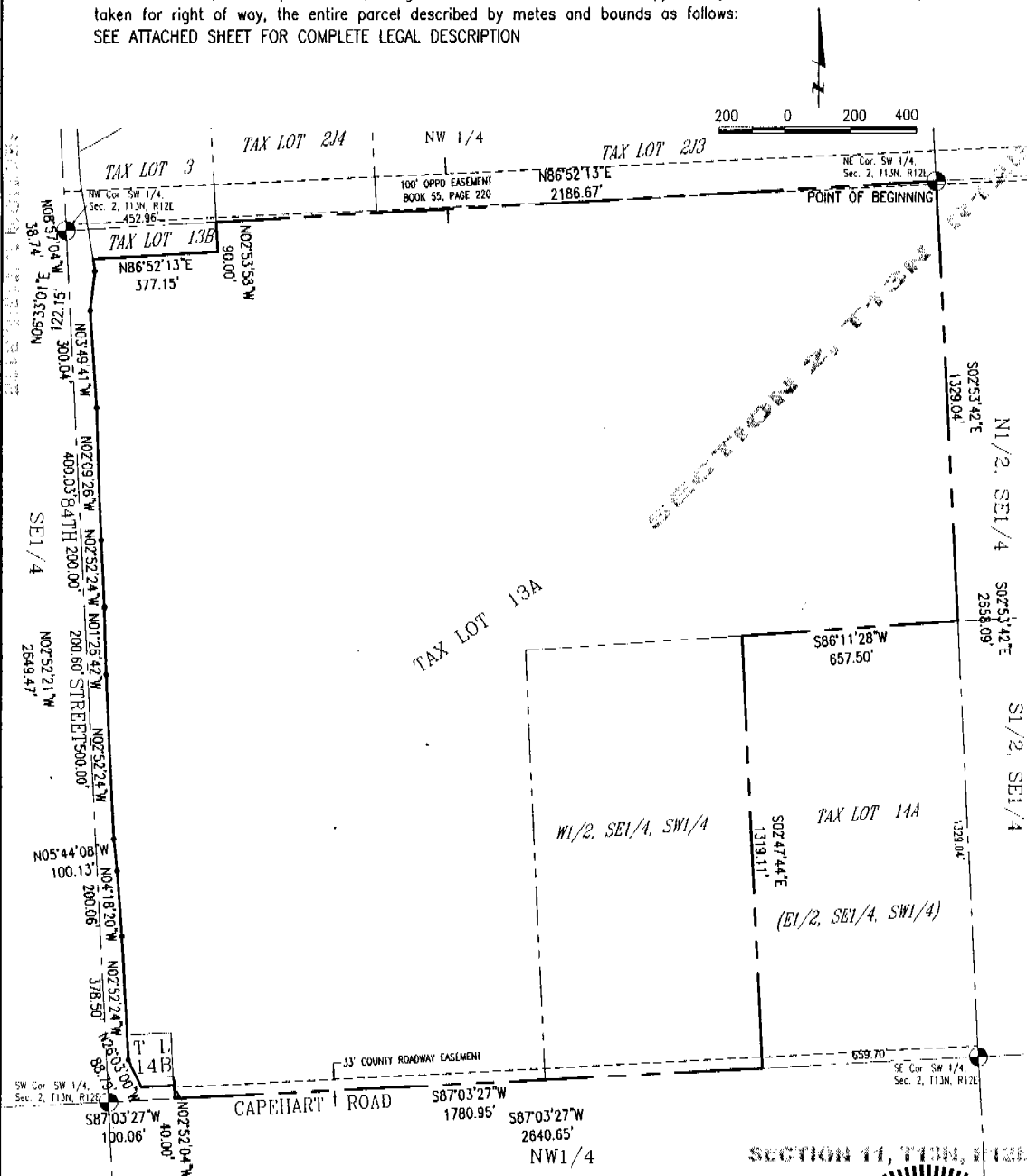
C

### LEGAL DESCRIPTION - CAMENZIND

I hereby certify that this plat, map, survey or report was made by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

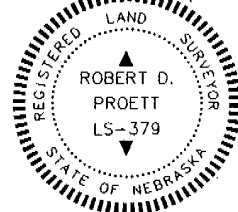
#### LEGAL DESCRIPTION:

The West Half of the Southeast Quarter of the Southwest Quarter TOGETHER WITH Tax Lots 13A and 14B, all in Section 2, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, EXCEPT that part taken for right of way, the entire parcel described by metes and bounds as follows:  
SEE ATTACHED SHEET FOR COMPLETE LEGAL DESCRIPTION



#### LEGEND

- SECTION CORNER
- PROPERTY CORNERS NOT MONUMENTED DUE TO PENDING CONSTRUCTION OVER ENTIRE AREA INCLUDING STREETS



Date January 27, 2005

Signature of Land Surveyor

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Job Number 04031.01 / 002



Lamp, Rynearson & Associates, Inc.

WWW.LRA-INC.COM

14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027

(Ph) 402.496.2498  
(Fax) 402.496.2730

2005-10169 D

**LEGAL DESCRIPTION**

The West Half of the Southeast Quarter of the Southwest Quarter TOGETHER WITH Tax Lots 13A and 14B, all in Section 2, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, EXCEPT that part taken for right of way, the entire parcel described by metes and bounds as follows:

Beginning at the northeast corner of the Southwest Quarter of Section 2;

Thence South 02°53'42" East (bearings referenced to the Nebraska State Plane System, NAD 1983 with 1995 Adjustment) for 1329.04 feet along the east line of the Southwest Quarter of Section 2 to the northeast corner of the East Half of the Southeast Quarter of the Southwest Quarter of Section 2;

Thence South 86°11'28" West for 657.50 feet to the northwest corner of the East Half of the Southeast Quarter of the Southwest Quarter of Section 2;

Thence South 02°47'44" East for 1319.11 feet to the southwest corner of the East Half of the Southeast Quarter of the Southwest Quarter of Section 2;

Thence South 87°03'27" West for 1780.95 feet along the south line of the said Southwest Quarter of Section 2 to the east right of way line of the old State Highway 85, now known as 84th Street;

Thence north along said east right of way line for the next thirteen (13) courses:

- (1) Thence North 02°52'04" West for 40.00 feet;
  - (2) Thence South 87°03'27" West for 100.06 feet;
  - (3) Thence North 26°03'00" West for 88.79 feet;
  - (4) Thence North 02°52'24" West for 378.50 feet;
  - (5) Thence North 04°18'20" West for 200.06 feet;
  - (6) Thence North 05°44'08" West for 100.13 feet;
  - (7) Thence North 02°52'24" West for 500.00 feet;
  - (8) Thence North 01°26'42" West for 200.60 feet;
  - (9) Thence North 02°52'24" West for 200.00 feet;
  - (10) Thence North 02°09'26" West for 400.03 feet;
  - (11) Thence North 03°49'41" West for 300.04 feet;
  - (12) Thence North 06°33'01" East for 122.15 feet;
  - (13) Thence North 08°57'04" West for 38.74 feet to the southwest corner of Tax Lot 13B;
- Thence North 86°52'13" East for 377.15 feet to the southeast corner of Tax Lot 13B;  
Thence North 02°53'58" West for 90.00 feet to the northeast corner of Tax Lot 13B;  
Thence North 86°52'13" East for 2186.67 feet along the north line of the Southwest Quarter of Section 2 to the Point of Beginning.

Contains 136.130 acres including 1.349 acres of existing county roadway easement.